

## Apartment for sale in Amelia

### € 57.000

### Ref. 78441



**128 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3**

This charming townhouse, nestled in the vibrant heart of Amelia's historic center, represents the perfect synthesis of Umbrian authenticity and modern convenience, located just steps from the prestigious Social Theatre and accessible even by small car. The entrance leads through a wonderful private terrace that serves as a cozy and exclusive outdoor space, opening into an interior characterized by a large living room flooded with natural light and an eat-in kitchen enhanced by a charming fireplace perfect for convivial moments. The sleeping area consists of two spacious bedrooms and a functional bathroom, with one of the rooms offering a breathtaking panoramic view over the gentle Amerina countryside, while a practical attic connected internally offers extensive possibilities for customization. The structure ensures maximum peace of mind thanks to the complete renovation of the roof and presents itself as a move-in ready solution, strategically positioned for those seeking the peace of historic alleys without sacrificing proximity to services and connections to Rome via Orte.

### Certification

**Energy Class: G**

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## Features

Code: 78441	Reason: Sale
Categoria: Apartment	Municipality: Amelia
Total Square Meters: 128 sq.m.	: 127.00
Bedrooms: 2	Bathrooms: 1
Rooms: 3	State of Preservation: Good
Level: Ground Floor	Total Floor: 2
Heating: Heating	Age Construction: 1940
Terrace: Present, 15 sq.m.	Kitchen: Regular Kitchen
Box: Single	

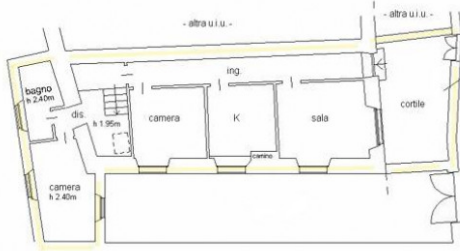
## Nearby

Public Transport	Cafe
Post Offices	Municipal Offices





PIANTA PIANO TERRA  
H 2.70m



PIANTA PIANO PRIMO

