

Apartment for sale in Amelia

€ 200.000

Ref. 81401



247 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

Nestled in the picturesque Umbrian countryside, along the historic road leading from the green hills of **Amelia** towards the Etruscan town of **Orte**-a strategic hub with its convenient motorway and rail links-we offer for sale a masterfully finished apartment located on the ground floor of a charming residential building dating back to the early 2000s. The property is accessed through an expansive 65 sqm loggia, which has been thoughtfully enclosed to create a grand, multifunctional entrance hall that serves as a versatile welcoming space. Upon entering, you are immediately greeted by a spacious and light-filled living room featuring a dedicated TV area, seamlessly connected to a large open-plan kitchen equipped with a traditional fireplace and oven, leading out onto a private terrace. This level also hosts a comfortable bedroom and a well-appointed bathroom. Exploiting the impressive ceiling heights, the owner has skillfully integrated an elegant mezzanine overlooking the living area, which accommodates a second bedroom, a bathroom, and an additional 16 sqm loft space adjacent to a large, multipurpose attic. Completing this exceptional property is a generous 30 sqm garage located in the basement; with a ceiling height of 3.10 meters, it offers the potential for further mezzanine storage, providing an ideal solution for those seeking space, quality, and easy access to Rome and major transport routes.

Certification

Energy Class: G

Studiozero24 Amelia

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Features

Code: 81401	Reason: Sale
Categoria: Apartment	Municipality: Amelia
Total Square Meters: 247 sq.m.	: 46.00
Bedrooms: 2	Bathrooms: 2
Rooms: 3	State of Preservation: Good
Level: Ground Floor	Total Floor: 2
Balconies: Present, 7 sq.m.	Kitchen: Exposed Kitchen
Tv Antenna	Porch : 65 □
Tv SAT	Closet
Fireplace	Air-Conditioned
Telephone System	Wiring
Shower	Wooden Window Frames

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Playgrounds
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	



