

## Single House for sale in Amelia

### € 230.000

### Ref. 81431



**240 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 8**

In the vibrant heart of Amelia, in an enviable location that allows all main services to be reached easily on foot, we offer for sale a large detached villa that stands out for its total independence and unique panoramic views over the medieval urban landscape. The property, which develops harmoniously over two floors plus a basement, enjoys an extraordinary outlook over the ancient city and its famous polygonal walls, a millennia-old symbol of the town. On the raised ground floor, the residence welcomes guests into a spacious and bright living room with direct access to a terrace, an ideal spot to enjoy the hillside breeze, flanked by a large eat-in kitchen featuring a traditional fireplace that adds warmth and character to the home, and a versatile bedroom perfect as a study or guest room. An internal staircase leads to the upper floor dedicated to the sleeping quarters, consisting of three generous bedrooms served by a bathroom and further enhanced by two panoramic balconies that serve as a true private lookout over the historic center. Completing the functionality of this residence is a large basement, which, thanks to its generous size, is perfectly suited for conversion into a cozy tavern or a multi-functional hobby room. This villa represents an absolute rarity for those wishing to combine the exclusivity of a detached home with the practicality of living in the city center, while remaining strategically connected to the railway and motorway hubs in Orte and the city of Rome.

## Certification

Energy Class: G

## Features

Code: 81431	Reason: Sale
Categoria: Single House	Municipality: Amelia
Total Square Meters: 240 sq.m.	: 239.00
Bedrooms: 4	Bathrooms: 2
Rooms: 8	State of Preservation: Be Restored
Balconies: Present, 35 sq.m.	Garden: Private, 700 sq.m.
Closet	Wooden Window Frames
Shutters	

## Nearby

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







**Studiozero24 Amelia**

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