Single House for sale in Amelia
€ 180.000
Ref. 81434

245 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 8

The Enchantment of Privacy a Stone's Throw from Amelia: A Villa Surrounded by Colors and Olive Trees. Imagining returning home and leaving the world behind is possible in this extraordinary property, where a spectacular cascade of bougainvillea embraces the façade, a symbol of a home that exists in perfect harmony with the surrounding nature. Located just a short distance from the historic heart of Amelia and strategically close to the Orte hub for quick connections to Rome, we offer for sale a spacious detached villa designed for those who don't want to compromise between convenient amenities and the privilege of complete independence. The property is immersed in a 3,240-square-meter private park, a green, flat oasis where traditional Umbrian olive trees alternate with fruit trees, creating the ideal space for al fresco summer dining, the safety of children, or simply enjoying the peace and quiet of your own privacy. The main residence extends over 96 square meters on the first floor, offering commanding views of the garden through a bright living room and a cozy dining room with a fireplace, where the scent of wood and the crackling fire make winter Sundays special. A functional kitchen, three spacious bedrooms, and a bathroom complete the main floor, featuring spacious and warm spaces. On the ground floor, the villa reveals incredible potential thanks to a large 48 square meter cellar, fully paved and already adapted to a small independent residence, ideal as a guest retreat, a professional office, or a family member's independent living space. This exceptional property is completed by a huge 60 square meter garage, perfect for storing multiple cars or motorcycles or as a creative workshop, offering all the flavor of the typical Umbrian countryside combined with maximum logistical convenience.

Certification

Energy Class: G

Features

Code: 81434	Reason: Sale
Categoria: Single House	Address: Rimembranze, 22
Municipality: Amelia	Total Square Meters: 245 sq.m.
: 244.00	Bedrooms: 3
Bathrooms: 1	Rooms: 8
State of Preservation: To Be Cleaned	Heating: Heating
Garden: Private, 3.240 sq.m.	Box: Triple, 60 sq.m.
Tv Antenna	Closet
Fireplace	Telephone System
Wooden Window Frames	Shutters

Nearby

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

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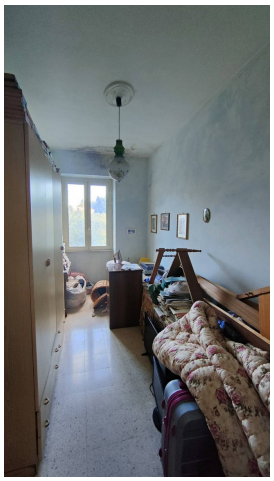

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