

## Rustic for sale in Amelia Montecampano

**€ 85.000**  
**Ref. 81437**



**41 sq.m. | Bathrooms: 1 | Rooms: 1**

This property represents a rare opportunity in the heart of the serene Montecampano countryside, offering a perfect blend of construction potential and scenic beauty. The plot extends over approximately 1,368 square meters, is fully fenced, and boasts a wonderful western exposure, an ideal position to fully enjoy natural light and evocative sunsets over the Umbrian hills. The current structure includes a recently built underground warehouse, topped by a large panoramic flat roof, along with a traditional barn that adds a touch of rural authenticity to the setting. The property is already perfectly equipped for development, being connected to essential water and electricity utilities, and enjoys practical and convenient access directly from the main paved road. Thanks to a very favorable building index of 0.6 mc/sqm, allowing for a potential surface area of approximately 250 square meters, this land is ideal for creating a custom residence immersed in a generous natural environment, already featuring about twenty productive olive trees and various fruit trees. The location is extremely strategic for those wishing to combine countryside peace with the need for quick commutes to the Capital, being situated just twenty minutes from the Orte hub, essential for accessing the motorway and the railway line towards Rome and Europe.

## Features

Code: 81437	Reason: Sale
Categoria: Rustic	Address: RIMEMBRANZE, 22
Zip Code: 5022	Municipality: Amelia
Zona: Montecampano	Total Square Meters: 41 sq.m.
: 40.00	Bathrooms: 1
Rooms: 1	Level: Ground Floor
Total Floor: 1	Age Construction: 1999



