

Homestead for sale in Amelia

€ 290.000

Ref. 81438



160 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 7

Nestled in the pristine greenery of Umbria, about 3 km from the center of Amelia, stands this charming farmhouse that perfectly embodies the dream of country living. The property is surrounded by a vast plot of approximately 2.7 hectares, a true private park adorned with silvery olive groves and lush fruit trees, guaranteeing not only absolute privacy but also the pleasure of living in close contact with nature.

The property is ideally suited to accommodate two families or to be transformed into a charming hospitality business, thanks to its clever division into two completely independent living units. The first unit welcomes guests into a spacious and bright living room where the fireplace becomes the focal point of domestic warmth, flanked by a spacious eat-in kitchen and a comfortable bedroom on the ground floor. Going up to the first floor, the sleeping area opens onto two additional bedrooms, each with a bathroom and a splendid terrace of almost ten square meters, the ideal spot to admire the green Amerina countryside while sipping a glass of local wine.

The second unit mirrors the elegance of the first, offering a generous living area on the ground floor comprising a large living room, eat-in kitchen, and bathroom. The unique feature of this portion lies on the first floor, where a second living room adds a touch of versatility to the space, completing the level with two welcoming bedrooms and an additional bathroom.

The property also includes an outbuilding and an old barn, ideal as an outdoor shelter. Its strategic location allows for quick access to Orte, ensuring fast connections to Rome via both the highway and the train. It's the perfect solution for those seeking peace in the heart of the region, while remaining perfectly connected to the capital and Europe.

Certification

Energy Class: G

Features

Code: 81438	Reason: Sale
Categoria: Homestead	Address: rimembranze, 22
Zip Code: 5022	Municipality: Amelia
Total Square Meters: 160 sq.m.	: 159.00
Bedrooms: 4	Bathrooms: 4
Rooms: 7	Level: Buildings
Total Floor: 2	Heating: Heating
Age Construction: 1950	Terrace: Present, 10 sq.m.
Kitchen: Regular Kitchen	







