

Homestead for sale in Attigliano

€ 109.000

Ref. 81441



116 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2

Perfectly positioned just three minutes from the Attigliano motorway exit and a very short distance from the vital hub of **Orte**, this property represents the ideal balance between the tranquility of the Umbrian countryside and unparalleled logistics that ensure fast and frequent connections to **Rome** and central Italy via both the **A1 motorway** and the main railway line. The main building is arranged over two levels and features an expansion project initiated in 1997, designed to masterfully blend the charm of the original structure with new functional spaces, offering a perfect canvas for those wishing to customize their own retreat. Currently, the living quarters comprise a kitchen with a fireplace and a first-floor bedroom, enhanced by a characteristic antique oven, while the section in its raw state is intended to house a ground-floor kitchen area, complemented by a generous 45 sqm porch already under construction that promises to become the centerpiece of outdoor living. On the semi-basement level, the property provides a spacious garage and cellar, further supplemented by a 60 sqm agricultural warehouse with a 33 sqm canopy, ideal for supporting the management of the land. The surrounding grounds, harmonious and boasting excellent sun exposure, feature an olive grove with approximately 25 to 30 trees in full production and are served by a private well, with the added convenience of a municipal water connection already available on the adjacent provincial road.

Features

Code: 81441	Reason: Sale
Categoria: Homestead	Address: rimembranze, 22
Zip Code: 5022	Municipality: Attigliano
Total Square Meters: 116 sq.m.	: 115.00
Bedrooms: 1	Bathrooms: 1
Rooms: 2	Age Construction: 1965



