

Other for sale in Amelia

€ 45.000

Ref. 81443



64 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

□ **Make Your Dream Come True: Building Land with a Commanding View of Amelia** Have you always wanted a home that speaks to you? This is your chance to stop looking for compromises and start designing your dream home. We offer for sale an exclusive building lot, perfect for those who want to embark on the journey of self-build, ensuring the highest level of customization and quality.

□ **The Perfect Balance Between Countryside and City.** Living here means not having to choose between the peace of nature and the convenience of amenities. The land is immersed in the green Umbrian countryside, yet just a few kilometers from the historic center. You can enjoy the silence and clean air without sacrificing proximity to shops, schools, and city life.

□ **Panoramic and Sunny Position**The lot boasts a dominant position that gives a sense of absolute freedom.

Southwest Exposure: The best possible exposure to ensure natural light throughout the day and excellent energy efficiency for your future home. **The View:** A magnificent natural window onto the city of Amelia, whose unmistakable profile stands out on the horizon. □ **Amelia: Living in History.** Choosing this location doesn't just mean buying land, but becoming part of a thousand-year history. Amelia (formerly Ameria) is one of the oldest cities in Italy.

Its majestic Polygonal Walls (4th century BC) are a masterpiece of pre-Roman engineering still intact. The historic center is a fascinating labyrinth of Renaissance palaces, Roman cisterns, and traditions rooted in the myth of King Ameroe. Building here means having this cultural heritage as the backdrop to your daily life. □ **Why choose this lot? Design Freedom:** From the choice of materials (green building, local stone, modern design) to the layout of the interior spaces. Valuable

Investment: A custom-built home in a panoramic location maintains its value over time. Total Privacy: Large outdoor spaces for a garden, pool, or organic vegetable garden. Don't let someone else build your dream home.

Features

| | |
|-------------------------------|----------------------------|
| Code: 81443 | Reason: Sale |
| Categoria: Other | Municipality: Amelia |
| Total Square Meters: 64 sq.m. | : 63.00 |
| Bedrooms: 2 | Bathrooms: 2 |
| Rooms: 3 | Garden: Private, 950 sq.m. |

