

Homestead for sale in Amelia

€ 115.000

Ref. 81444



216 sq.m. | Rooms: 5

Along the charming route of the old Via Ortana, which climbs from the Viterbo area toward the ancient city of Amelia crossing the Tiber among oak woods and vineyards, we offer for sale an authentic historic farmhouse. The location is ideal for those seeking a nature retreat without sacrificing convenience, thanks to its proximity to Orte which ensures a fast connection to Rome via both motorway and railway. The property enjoys a privileged position with full southern exposure, ensuring constant natural light, while its close proximity to the center of Amelia makes it practical and easily accessible. The estate consists of an ancient farmhouse in need of total renovation, currently registered as a collapsed building category F2, which offers the possibility of a further expansion of approximately 93.5 square meters according to current regional laws. The surrounding land extends over three hectares, providing the space and privacy needed to create exclusive features such as a swimming pool, a tennis court, or horse paddocks, completing the property with an old well whose functionality is to be verified.

Features

Code: 81444

Reason: Sale

Categoria: Homestead

Address: rfimembranze, 22

Studiozero24 Amelia

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Zip Code: 5022

Municipality: Amelia

Total Square Meters: 216 sq.m.

: 215.00

Rooms: 5

Total Floor: 2

Age Construction: 1800

