

Villa for sale in Amelia

Porchiano

€ 135.000

Ref. 81490



194 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 9

Here's a structured, persuasive, and detailed real estate listing proposal, designed for both real estate portals and direct sharing.

□ Green Oasis in Umbria: Detached House with Park and Olive Grove in Porchiano del Monte (Amelia) Are you looking for a detached home surrounded by nature, yet perfectly connected to the big cities?

In the heart of the green countryside of Porchiano del Monte (Amelia), we offer for sale a rare opportunity: a detached house ideal for those seeking tranquility, large outdoor spaces, and independence, just 1 hour from Rome and 2 hours from Florence.

□ The Land and Outdoor Spaces The real jewel in the crown of this property is the splendid 4,490 m2 of land:

Completely flat, comfortable, and fully usable. Planted with olive trees and fruit trees in full production. Equipped with a private well, an essential resource for maintaining the garden and vegetable patch. □ Layout of the Home The welcoming and bright home features a functional layout of the rooms:

Eat-in kitchen perfect for family moments. Large living room ideal for relaxing and hosting guests. 2 spacious bedrooms. 1 bathroom. □ Annexes and Appurtenances (119 sq m total) The property includes valuable accessory spaces with authentic charm:

A 28 sq m garage for cars and vehicle storage. Warehouses totaling 91 sq m, ideal for storage, a workshop, or a hobby

room. A traditional bread oven, a charming feature for rediscovering the flavors of the past and hosting pleasant outdoor evenings. □ Location and Connections

Location: Porchiano del Monte / Amelia (TR) - Umbria. Rome: ~1 hour drive. Florence: ~2 hours drive. An unmissable opportunity for those who dream of country life without giving up the convenience of transport.

□ For information and visits: 0744.97.85.10 ☒ Email: amelia@studiozero24.it

Certification

Energy Class: G

Features

Code: 81490	Reason: Sale
Categoria: Villa	Municipality: Amelia
Zona: Porchiano	Total Square Meters: 194 sq.m.
: 193.00	Bedrooms: 2
Bathrooms: 1	Rooms: 9
State of Preservation: To Be Cleaned	Heating: Heating
Age Construction: 1971	Box: Single, 28 sq.m.
Fireplace	Telephone System
Wooden Window Frames	Shutters



