

Villa for sale in Amelia

€ 650.000

Ref. 81496



200 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 5

Located in the peaceful countryside of Amelia, in a hilltop position approximately 370 meters above sea level with breathtaking views, we offer for sale an elegant villa meticulously restored with high-quality finishes, surrounded by a private land of approximately 5,000 sqm. The property features a highly versatile layout, perfect both as a main residence and for accommodating family or guests with complete independence and privacy. The lower floor hosts a fully equipped kitchen, three bedrooms, a bathroom with shower, an additional guest toilet, and a bright veranda designed to be enjoyed all year round. The upper level includes a spacious living area with an open-plan kitchen, a double bedroom, a bathroom with shower, and a covered porch ideal for outdoor dining and relaxing. Overall, the house offers four bedrooms and three bathrooms, providing flexible living options. The property is well-equipped with a private well with a dedicated storage tank, an efficient condensing boiler, air conditioning, and 2 solar thermal panels. These features contribute to its Class C energy rating (EPgl,nren 104.60 kWh/sqm year). A complete and turnkey home combining authentic Umbrian charm with modern energy-saving technology.

Certification

Energy Class: C

Features

Code: 81496	Reason: Sale
Categoria: Villa	Address: rimembranze, 22
Municipality: Amelia	Total Square Meters: 200 sq.m.
: 199.00	Bedrooms: 4
Bathrooms: 3	Rooms: 5
Level: Buildings	Total Floor: 2
Heating: Heating	Garden: Private, 5.000 sq.m.
Kitchen: Regular Kitchen	



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