

## Apartment for sale in Amelia

### Porchiano

**€ 45.000**  
**Ref. 81502**



**68 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2**

Located in Porchiano del Monte, this characteristic townhouse enjoys ideal south-west exposure and a breathtaking panoramic view spanning from Mount Soratte all the way to Montefiascone. On the ground floor, the property features a cozy hobby room with a fireplace, under-stairs storage, a functional laundry corner, and useful cellar space. The first floor hosts the main living area, offering a dining room with a fireplace, a living space with a bathroom opening directly onto a panoramic terrace of approximately 4.6 sqm, and a bright double bedroom overlooking a charming local alley. Completing this unique home is a private vegetable garden with a rainwater harvesting cistern, perfect for outdoor living. The location offers excellent connectivity, positioned approximately 27 km from Terni, 47 km from Viterbo, 53 km from Orvieto, 89 km from Tarquinia, and 84 km from the Rome North A1 motorway junction.

### Features

Code: 81502

Reason: Sale

Categoria: Apartment

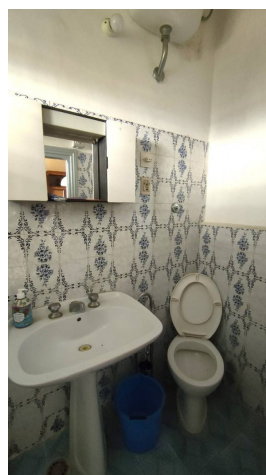
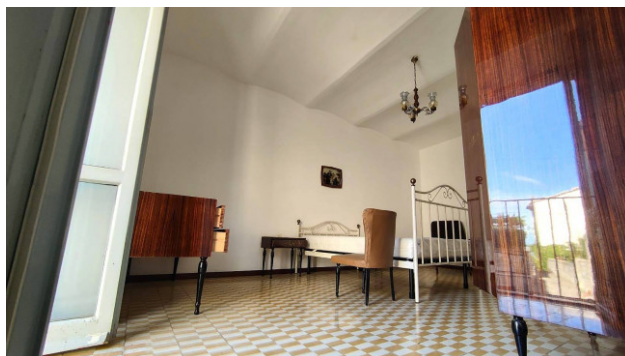
Address: porchiano del monte

**Studiozero24 Amelia**

Via delle Rimembranze, 22 - Amelia (TR) - 0744.978510  
amelia@studiozero24.it - <https://www.studiozero24.it/en>  
VAT 01740020555

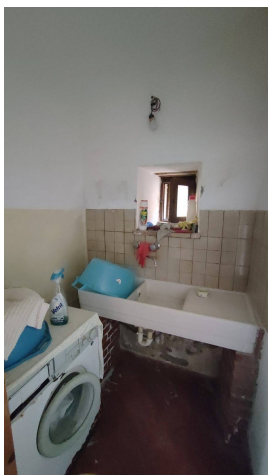
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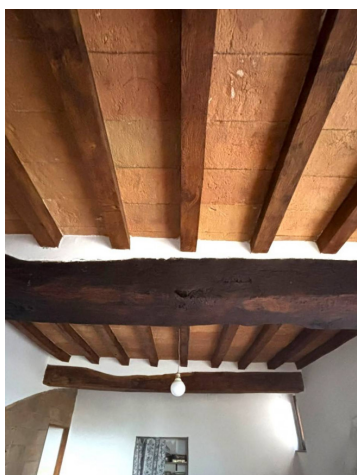
|                               |                        |
|-------------------------------|------------------------|
| Municipality: Amelia          | Zona: Porchiano        |
| Total Square Meters: 68 sq.m. | : 67.00                |
| Bedrooms: 1                   | Bathrooms: 1           |
| Rooms: 2                      | Level: Buildings       |
| Total Floor: 2                | Age Construction: 1950 |
| Balconies: Present, 5 sq.m.   |                        |



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