Studiozero24 Amelia
Via delle Rimembranze, 22 - 05022 Amelia (TR)
0744.97.8.510

Villa for sale in Amelia
Fornole
€ 340.000
Ref. 81510



158 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

Immersed in a private and highly panoramic setting, this stunning high-tech detached villa offers the perfect combination of modern comfort, energy efficiency, and generous indoor and outdoor living spaces. The main entrance welcomes you into a spectacular, light-filled solar veranda leading into a spacious living room and an eat-in kitchen with built-in fireplace preparation. The ground-floor sleeping area comprises two comfortable bedrooms and two well-appointed bathrooms, one of which conveniently serves as a laundry room. The first floor is entirely dedicated to the master suite, featuring a private en-suite bathroom and a magnificent panoramic terrace overlooking the surrounding countryside, while the basement houses a practical technical room. Engineered to contemporary standards, the property features underfloor heating and a solar thermal system that ensure exceptional energy savings and superior comfort. Outside, the entire property is fully fenced, encompassing a 2,300 sqm plot that provides complete privacy and security, along with an outdoor barbecue area ideal for summer dining. Positioned conveniently close to services and transit routes, the villa is located just 2.2 km from Fornole, 4.5 km from the historic town of Amelia, 5 km from the E45 highway access, and 18 minutes from the Orte motorway exit.

Certification

Energy Class: A1

EPglnr: 81.00 kwh/□

Features

Code: 81510	Reason: Sale
Categoria: Villa	Address: strada amerina
Municipality: Amelia	Zona: Fornole
Total Square Meters: 158 sq.m.	Bedrooms: 3
Bathrooms: 3	Rooms: 4
State of Preservation: Excellent	Level: Buildings
Total Floor: 2	Heating: Heating
Age Construction: 2023	Terrace: Present, 9 sq.m.
Garden: Private	Kitchen: Regular Kitchen

















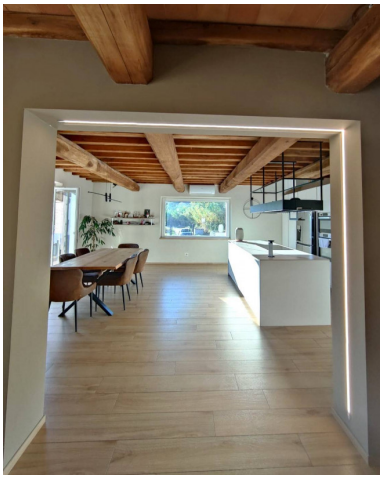
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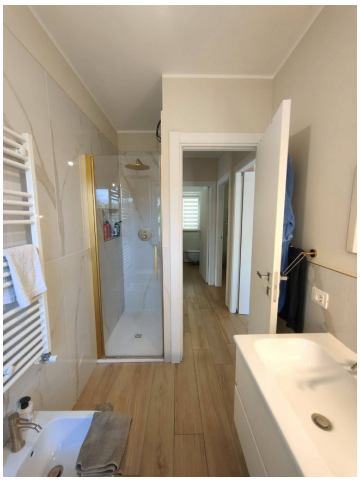






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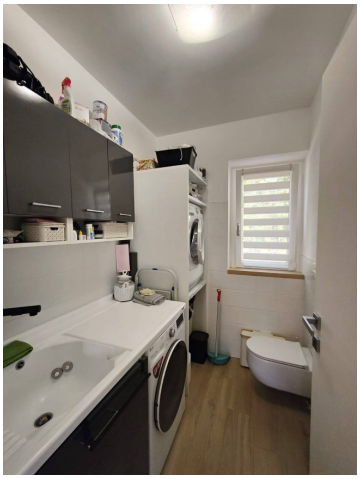










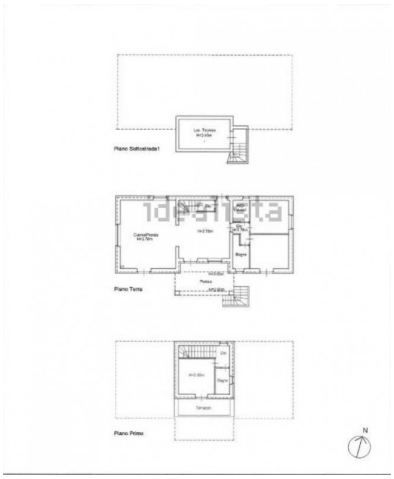




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