

## Rustic for sale in Amelia

### € 170.000

### Ref. 75515



**213 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4**

A Piece of History Between Amelia and Fornole: Ancient Farmhouse with Land and Panoramic View, an Hour from Rome!  
If you dream of the tranquility of the Umbrian countryside and a farmhouse with authentic charm, this is the opportunity you've been waiting for! Between the picturesque villages of Amelia and Fornole, we offer for sale a spacious historic farmhouse, ready to tell new stories.

The property extends over two levels and offers generous spaces, perfect for family life or a hospitality business. On the upper floor, you'll be greeted by a large terrace, ideal for enjoying the quiet and the views. Inside, you'll find a welcoming living room, a kitchen with a fireplace perfect for entertaining, three bright bedrooms, and a bathroom. The accessible and functional lower level houses four large cellars, ideal for storing wines, traditional products, or for transforming into hobby and utility spaces.

The property is surrounded by approximately 1.2 hectares of land, a true haven of nature with approximately 70-80 olive trees that promise to produce their own oil. A rainwater collection cistern adds a touch of sustainability. The panoramic location offers breathtaking views of the surrounding countryside, offering priceless tranquility.

And for those seeking easy access to the capital, Rome is about an hour's drive away, making this farmhouse the ideal choice for a green primary residence or a weekend retreat.

Don't miss the opportunity to own a piece of Umbrian history with unique potential! Contact us for more information and to schedule a viewing.

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## Certification

**Energy Class:** G

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## Features

Code: 75515	Reason: Sale
Categoria: Rustic	Address: rimembranze, 22
Municipality: Amelia	Total Square Meters: 213 sq.m.
: 212.00	Bedrooms: 2
Bathrooms: 1	Rooms: 4
State of Preservation: Be Restored	Age Construction: 1900
Terrace: Present	Kitchen: Regular Kitchen

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