

Homestead for sale in Amelia

€ 100.000

Ref. 81392



255 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 4

Just five minutes from the main square of Amelia, nestled in a setting of absolute privacy yet strategically close to all essential amenities, we offer for sale an ancient farmhouse over two levels that embodies the true essence of the Umbrian rural tradition. This unique property retains all the historic features that define the region's agricultural heritage; the ground floor boasts two spacious stables, a traditional pigsty, and four cellar rooms ideal for aging local wines and produce, alongside an original wood-burning oven and a wide porch perfect for relaxing outdoors. An external staircase leads to the first floor, where a charming habitable terrace opens into a residence full of character, featuring a traditional eat-in kitchen with a central fireplace, a pantry, a bright living room, and a sleeping area with three cozy bedrooms and a bathroom. The estate is surrounded by extensive land of approximately 3.7 hectares, served by a private well for both domestic and irrigation use, and is beautifully planted with around 200 olive trees and various fruit trees, providing a private sanctuary and "farm-to-table" produce. Completing the property are a 64 sqm old barn, a 77 sqm agricultural warehouse, and a 19 sqm poultry house, all offering significant potential for conversion. With its traditional layout and prime location-within easy reach of the Orte motorway and railway links and just an hour from Rome-this farmhouse represents an ideal opportunity for those seeking a premium renovation project or the development of a high-end boutique agritourism business in the heart of Umbria.

Certification

Energy Class: G

Features

Code: 81392	Reason: Sale
Categoria: Homestead	Address: rimembranze, 22
Zip Code: 5022	Municipality: Amelia
Total Square Meters: 255 sq.m.	: 254.00
Bedrooms: 3	Bathrooms: 1
Rooms: 4	State of Preservation: Discreet
Level: Buildings	Total Floor: 2
Age Construction: 1960	Terrace: Present, 11 sq.m.
Kitchen: Regular Kitchen	Pets Allowed: Yes
Terrace : 10 □	Tv Antenna
Closet	Fireplace
Telephone System	Wiring
Shower	Wooden Window Frames
Shutters	





