

## Homestead for sale in Montecastrilli

€ 78.000

Ref. 81397



**260 sq.m. | Bedrooms: 3 | Rooms: 6**

In the lush heart of Umbria, in a region now famous for its "Big Benches" that offer spectacular vistas over the rolling hills, we are proud to offer for sale a timeless traditional farmhouse. This property is located in the municipality of Montecastrilli, along the ancient road that once connected Amelia to this now-thriving village, providing a perfect setting for those seeking tranquility and authentic landscapes. The building, consistent with local architectural tradition, is arranged over two levels that tell the story of heritage rural life. The first floor, covering approximately 81 sqm, houses the main living quarters centered around a grand kitchen; here, the essential monumental fireplace once served as the heart of the home, providing warmth and a gathering place for the family. Surrounding this central hub are three spacious rooms historically used as bedrooms. The ground floor, also measuring 81 sqm, retains its original character as a cattle stable-an activity carried out by the previous owner until just a few years ago-preserving the building's authentic rural soul. Adjacent to the main structure lies an expansive 140 sqm warehouse, traditionally used as a cellar and offering excellent potential for various conversion projects. The estate is completed by a large private green area of approximately 3,182 sqm, featuring its own private well, providing a peaceful haven within easy reach of the amenities in Amelia and the strategic transport hubs of Orte, making Rome easily accessible for a weekend getaway or a permanent move.

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## Certification

**Energy Class:** G

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## Features

Code: 81397

Reason: Sale

Categoria: Homestead

Municipality: Montecastrilli

Total Square Meters: 260 sq.m.

: 259.00

Bedrooms: 3

Rooms: 6

State of Preservation: Be Restored

Kitchen: Regular Kitchen

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