

## Homestead for sale in Amelia

€ 79.000

Ref. 81408



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

Located just five minutes from the main square of Amelia, in a private and secluded setting that ensures absolute peace while remaining very close to town services, we offer for sale a charming two-story rustic building that perfectly embodies the authentic essence of Umbrian rural tradition. The structure retains the historic character of its ancient agricultural storehouses on the ground floor, while the first floor originally housed the living quarters, now providing a blank canvas for those wishing to design a bespoke home through total reconstruction. An extraordinary added value of this property is the possibility of an expansion of approximately one hundred square meters, according to current local building regulations, allowing the transformation of the existing ruin into a prestigious, spacious villa. The farmhouse is situated at the heart of its own extensive grounds, featuring an evocative mix of woodland and arable land that surrounds the building and protects its tranquility. This property represents a unique investment opportunity, ideal for those dreaming of creating a personalized farmhouse in the heart of Umbria while benefiting from the strategic proximity to the Orte hub for quick connections to Rome.

### Features

Code: 81408

Reason: Sale

Studiozero24 Amelia

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Categoria: Homestead

Municipality: Amelia

Total Square Meters: 100 sq.m.

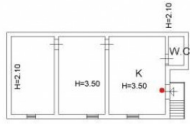
Bedrooms: 1

Bathrooms: 1

Rooms: 2



PIANO TERRA



PIANO PRIMO