

Homestead for sale in Amelia

€ 212.000

Ref. 81414



100 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

Real Estate Listing: Splendid Portion of a Farmhouse in Amelia Nestled in the lush tranquility of the Umbrian hills and just moments away from the historic charm of Amelia, this stunning portion of a farmhouse represents the perfect blend of authentic rural life and the sophistication of a modern, functional renovation. The residence unfolds harmoniously over two levels, welcoming guests on the ground floor into a spacious living area where a generous lounge and a large eat-in kitchen become the heart of the home, ideal for family gatherings and relaxation, further complemented by an intimate additional sitting room, a practical storage room, and a bathroom. Ascending to the first floor, the sleeping area features two bedrooms bathed in beautiful natural light, a large main bathroom, and a versatile hallway currently used as a home office, perfect for those seeking a dedicated workspace. Outside, the property is surrounded by approximately one hectare of land that embodies the essence of the Umbrian landscape, hosting an olive grove with 86 trees in full production for premium extra virgin olive oil, alongside walnut, pomegranate, and persimmon trees that color the garden. A charming agricultural outbuilding featuring an original ancient oven adds a touch of history, while a private well ensures constant irrigation for the grounds. Despite its private setting, comfort is guaranteed by modern connections to the methane gas and municipal water systems, supported by a latest-generation boiler that ensures maximum energy efficiency, making this property a move-in-ready oasis without compromise, strategically located near the Orte motorway and railway hub for quick connections to Rome.

Certification

Energy Class: A1

Features

Code: 81414	Reason: Sale
Categoria: Homestead	Address: rimembranze, 22
Zip Code: 5022	Municipality: Amelia
Total Square Meters: 100 sq.m.	: 99.00
Bedrooms: 2	Bathrooms: 2
Rooms: 4	State of Preservation: Excellent
: 4	Level: Buildings
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Age Construction: 2017









