



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 1349 – **CASALE AMELIA**

www.romolini.co.uk/en/1349

MODERN VILLA WITH SWIMMING POOL FOR SALE IN AMELIA, UMBRIA

Amelia – Terni – Umbria

VIEW ON OUR WEBSITE



Interiors
220 sqm

Bedrooms
4

Bathrooms
5

Garden
2,160 sqm

Swimming pool
12 x 2.6 m

In Umbria, in Amelia, newly built villa with garden and pool. The villa is laid out on two levels and includes four bedrooms and five bathrooms. The property boasts a strategic location: it offers panoramic views of the countryside, but it is only a few steps to the historic center of Amelia. The villa was built to earthquake-proof standards and has luxury finishes. The 2,160-sqm garden houses a 12 x 2.6 m swimming pool with ample panoramic terraces.

SUMMARY OF THE PROPERTY

REFERENCE #: 1349 – CASALE AMELIA

TYPE: modern villa

CONDITIONS: new building, luxury finishes

LOCATION: panoramic, a few steps from the historic centre

ACCESS: excellent, paved road

INTERIORS: 220 square meters (2,368 square feet)

TOTAL ROOMS: 7

BEDROOMS: 4

BATHROOMS: 5

ANNEXES: no

MAIN FEATURES: terracotta floorings, ceiling with wooden beams and terracotta tiles, stone fireplaces, panoramic terrace, pergola, BBQ, outdoor lighting, alarm system, automated irrigation system, swimming pool with automated cover, Daikin air conditioning system

GARDEN: 2,160 square meters (0.5 acres)

SWIMMING POOL: 12 × 2.5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + cistern for rainwater

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Basic services (200m; 2'), Narni (15km; 20'), San Gemini (22km; 25'), Terni (25km; 25'), Acquasparta (25km; 30'), Spoleto (57km; 45'), Todi (55km; 50'), Perugia (94km; 1h 10'), Roma (94km; 1h 20'), Assisi (97km; 1h 20'); Montepulciano (112km; 1h 30'), Pienza (123km; 1h 40'), Montalcino (140km; 1h 55'), Arezzo (154km; 1h 40'), Siena (167km; 1h 55'), Florence (214km; 2h 15'), San Gimignano (212km; 2h 25')

CLOSEST AIRPORTS

Perugia San Francesco (95km; 1h 10'), Roma Ciampino (109km; 1h 15'), Roma Fiumicino (123km; 1h 20'), Firenze A. Vespucci (227km; 2h 16'), Bologna G. Marconi (312km; 3h)



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CASALE AMELIA

In Umbria, in Amelia, newly built **villa** with garden and pool. The villa is laid out on two levels and includes four bedrooms and five bathrooms. The property boasts a strategic location: it offers panoramic views of the countryside, but it is only a few steps to the historic center of Amelia. The villa was built to earthquake-proof standards and has luxury finishes. The **2,160-sqm garden** houses a **12 x 2.6 m swimming pool** with ample panoramic terraces.

Set in a strategic location, offering a panoramic view of the countryside, the villa is only a few steps from the historic centre of Amelia and its services. The peculiarity of the building is the fact that, despite being just outside a town, the impression is to live in the open countryside.

There are two entrances, a driveway and a pedestrian entrance, from which you can enter the historic centre of Amelia, a beautiful town with pre-Roman origins, which has a lot of historic monuments and is surrounded by strong walls.

DESCRIPTION OF THE BUILDING

The **villa** (220 sqm – 2,368 sqft) is laid out on two levels composed as follows.

- **Lower ground floor:** Four bedrooms with en-suite bathroom and direct access to the garden, lounge with fireplace and utility room.
- **Upper ground floor:** entrance room, large living room with fireplace, dining room with kitchen, small sitting room, utility room and toilette. The living room opens directly onto the chestnut pergola.

STATE AND FINISHES

The villa was built to earthquake-proof standards, using reclaimed materials both externally and internally. The property boasts luxury finishes and features terracotta floorings, marble sinks, ceilings with wooden beams and terracotta tiles, stone fireplaces. The large French windows with panoramic views make the villa bright and cozy. What's more, the entire building is equipped with a *Daikin* conditioning system that ensures excellent temperature control both in winter and summer.

The house is also equipped with perimetral and total alarm system connected with the local police authorities.

EXTERIORS

The property includes a paved terrace with panoramic views and a pergola with BBQ, ideal for al fresco dining. The villa is surrounded by a 2,160 sqm garden on two levels, perfectly maintained and completely fenced-in, with parking area, fruit orchard, vegetable garden and olive trees. An automated irrigation system allows keeping the garden in its best shape.

Recently, a **12 x 2.6 m swimming pool** has been built in the garden of the villa. The pool is equipped with an automated cover system for the winter.



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LA MAFIA DELL'ARTE



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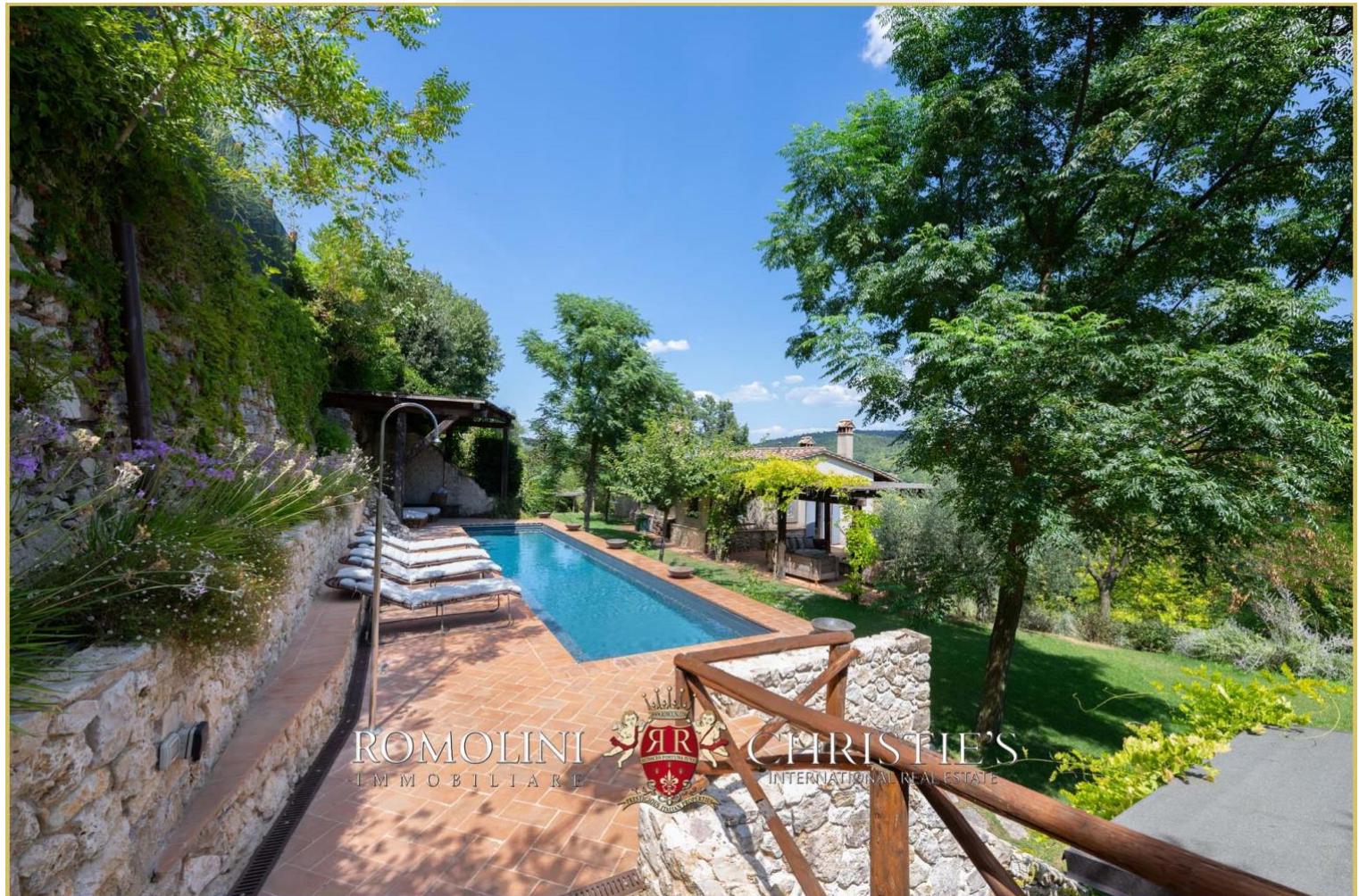


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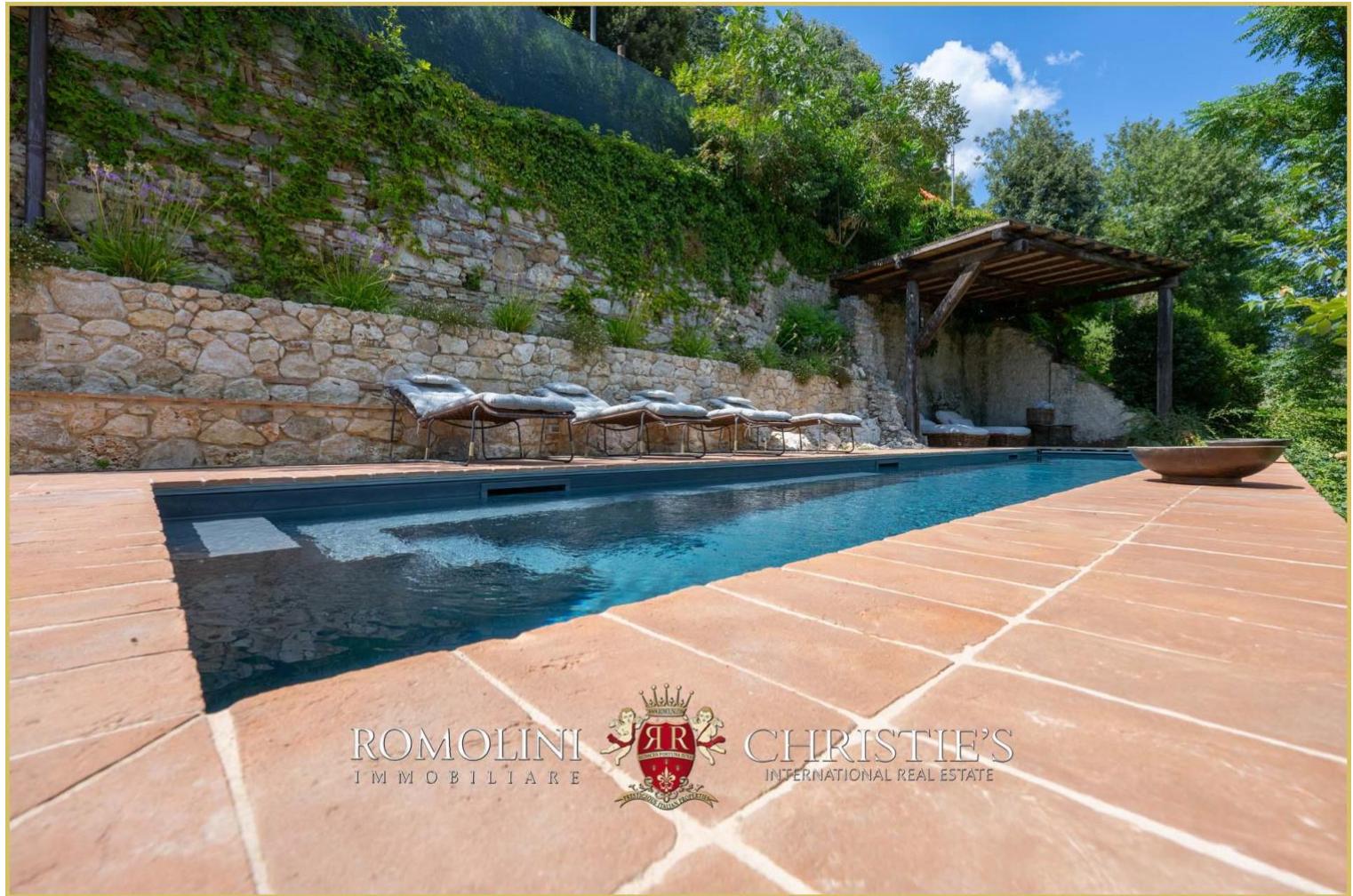
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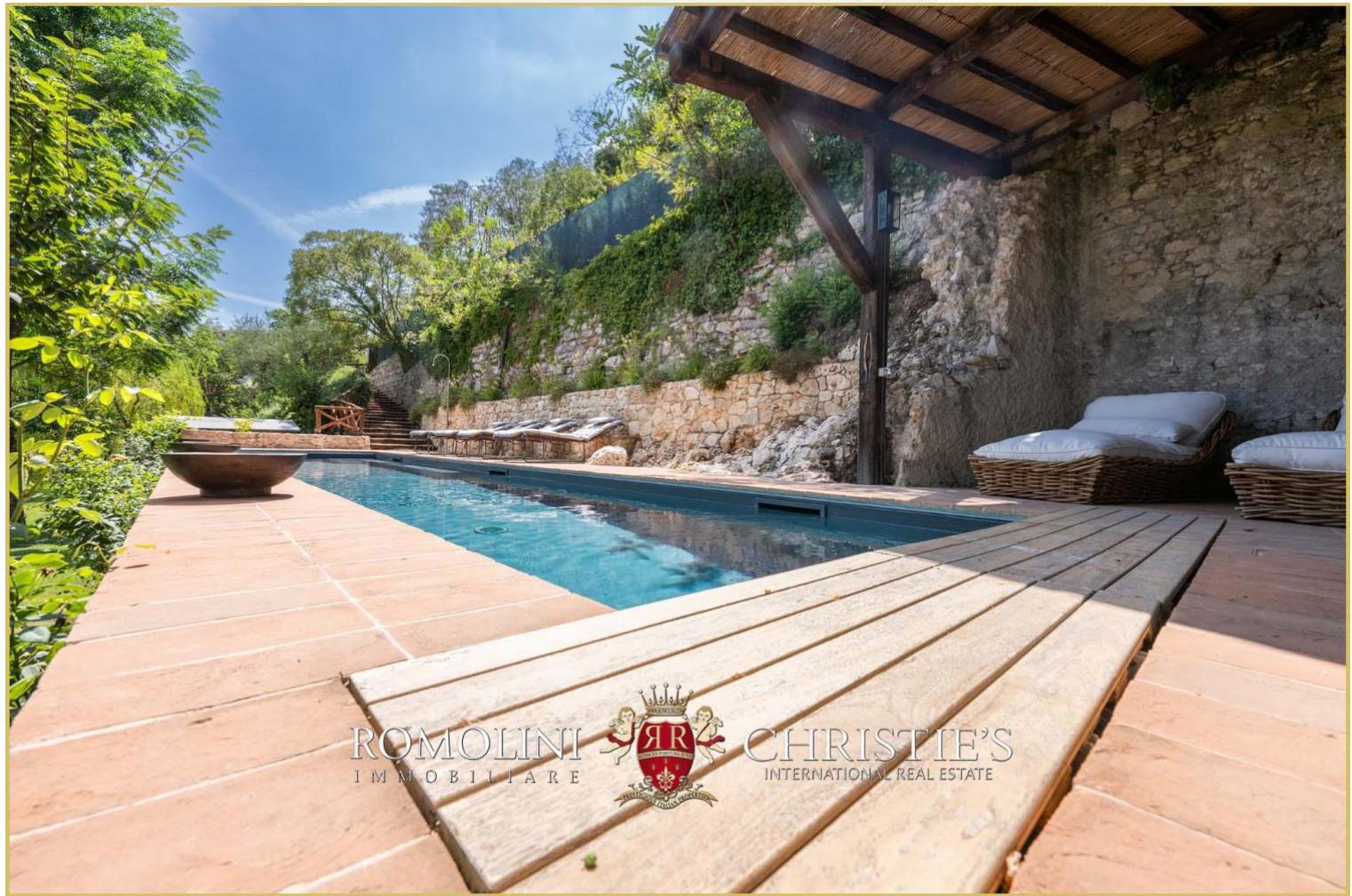




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