

Ref. 2669 – **RUSTICO AMELIA**

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RUSTIC HOUSE WITH 17th-CENTURY TOWER AND OLIVE GROVE FOR SALE IN AMELIA, UMBRIA

Amelia – Terni – Umbria

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Interiors
266 sqm

Bedrooms
4

Bathrooms
4

Total land
4.2 ha

Olive grove
550 trees

In a panoramic position in the hills of Amelia, with breathtaking views stretching to Mount Soratte, rustic house with land for sale. The property, in excellent condition, currently houses 4 bedrooms and is perfect both as a private residence and as a small vacation home to be included in the tourist accommodation circuit. The 4.2-ha land surrounding the building hosts a well-kept garden and a centuries-old olive grove.

SUMMARY OF THE PROPERTY

REFERENCE #: 2669 – RUSTICO AMELIA

TYPE: rustic house

CONDITION: good

LOCATION: hilly, panoramic

ACCESS: unpaved road (200 m)

INTERIORS: 266 square meters (2,862 square feet)

TOTAL ROOMS: 10

BEDROOMS: 4

BATHROOMS: 4

ANNEXES: no

MAIN FEATURES: stone walls, 17th-century tower, wooden beams, terracotta floors, fireplaces, wooden fixtures, porch with oven, centuries-old olive grove, garden, possibility of building a swimming pool

EXTERIORS: 4.2 hectares (10.4 acres)

OLIVE GROVE: 550 trees

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

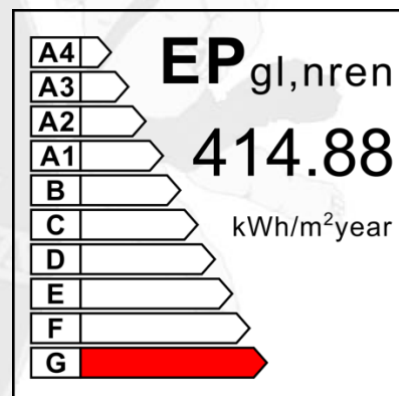
WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: gasoil

HEATING SYSTEM: radiators



CLOSEST CITIES AND TOWNS

Town with services (1,7km; 5'), Amelia (6km; 10'), Narni (15km; 20'), Terni (25km; 25'), Spoleto (52km; 50'), Todi (56km; 45'), Rieti (59km; 50'), Orvieto (66km; 55'), Montefalco (67km; 1h), Civita di Bagnoregio (68km; 1h), Bolsena (73km; 1h 5'), Perugia (94km; 1h 10'), Rome (95km; 1h 15'), Assisi (96km; 1h 20')

CLOSEST AIRPORTS

Perugia San Francesco (95km; 1h 10'), Roma Ciampino (108km; 1h 15'), Roma Fiumicino (123km; 1h 20'), Grosseto C. Baccarini (170km; 2h 15'), Ancona R. Sanzio (202km; 2h 30'), Pisa G. Galilei (294km; 2h 5')

RUSTICO AMELIA

In a panoramic position in the hills of **Amelia**, with breathtaking views stretching to **Mount Soratte**, **rustic house** with land for sale. The property, in excellent condition, currently houses 4 bedrooms and is perfect both as a **private residence** and as a small **vacation home** to be included in the tourist accommodation circuit. The **4.2-ha land** surrounding the building hosts a well-kept garden and a centuries-old **olive grove**.

The property enjoys the proximity to Amelia, a historic village of extraordinary beauty, known for its perfectly preserved historic center. Amid medieval churches, Renaissance palaces, and traces of ancient pre-Roman streets, Amelia stands on a hill surrounded by holm oaks, olive groves, and the winding course of the Tiber River, protected by majestic thousand-year-old walls.

Basic services are available in a small village nearby (1.7 km), while the historic center of Amelia is about 10' drive away and has supermarkets, banks, post office and secondary services. An important detail, the junction of the **E45 freeway** is about 5 minutes' drive away and makes it possible to reach **Rome** in just over an hour.

DESCRIPTION OF THE BUILDING

The cozy and well-structured **house** (266 sqm – 2,862 sqft) is on two levels and is structured around a 17th-century watchtower. Entrance is through a large porch with a striking *peperino* stone table and a large wood-burning oven, ideal for outdoor dining. From here you enter a bright living room with a stone fireplace, featuring views that open on two opposite sides. Adjacent to the living room is an eat-in masonry kitchen, complete with fireplace, tiled decorations and spacious countertops.

The living room then leads to a bedroom with en-suite bathroom and private study (lit by a distinctive wood-paned window, which lends a touch of rustic elegance), connected in turn to a second bedroom with en-suite bathroom.

On the lower floor, independently accessible from the outside, there is a spacious cellar (usable as a rustic hall), the technical room with attached service bathroom, and two bedrooms, one of which has an en-suite bathroom. Independent access to the two bedrooms is also ideal for accommodating guests who can then have their privacy.

Much of the house is embellished with ceilings with original chestnut beams, which maintain the authentic charm of the structure.

EXTERIOR

The property is surrounded by **4.2 hectares (10.4 acres) of land**, characterized by the presence of **550 carefully tended ancient olive trees**. In addition, the land has areas perfect for the construction of a swimming pool that would harmoniously blend into the natural landscape. The building is surrounded by a large terraced garden full of ornamental plants and ancient trees and offers numerous green spaces ideal for relaxing moments or outdoor conviviality.























































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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

www.romolini.com

info@romolini.com