



COLDWELL BANKER

V&G IMMOBILIARE

V&G Immobiliare  
Via Flaminia, 2 - 06049 Spoleto (PG)  
(+39) 0743 222987

## Rustic/Farmhouse/Court for sale in Amelia

€ 1.100.000

Ref. CBI057-316-30264



**700 sq.m. | Bathrooms: 9 | Bedrooms: 9 | Rooms: 14**

For sale in the suggestive countryside of Amelia, we offer a splendid villa with swimming pool and a vast land of 2 hectares. The property boasts an internal distribution on two levels and includes five apartments, each with an independent entrance, offering total privacy and versatility.

Inside the villa there are a total of nine bedrooms, nine bathrooms, five large living areas, two kitchens and three kitchenettes, all finely finished and with attention to detail. An ideal opportunity for those who wish to enjoy a large and functional living space.

The lower ground floor houses a large garage and large storage room, providing plenty of space to park vehicles and store any equipment.

The property is surrounded by two hectares of arable land, framed by an idyllic green landscape and embellished by a private swimming pool and a picturesque lake for collecting water. The peaceful and serene atmosphere is perfect for those who wish to escape the hustle and bustle of the city and embrace nature.

The position of the villa is equally advantageous, located about an hour away from the city of Rome, making the place easily accessible for anyone wishing to combine the pleasure of living in rural tranquility with the possibility of visiting the capital.

Do not hesitate to contact us for further information and to book a visit to this charming property.

### Certification

Energy Class: G

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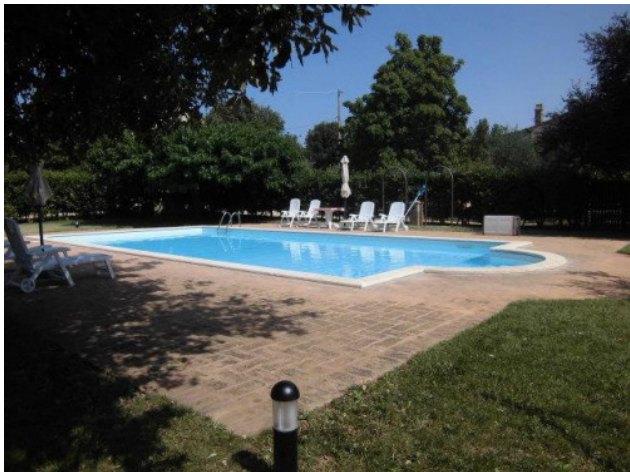
## Features

Property ID: CBI057-316-30264	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Municipality: Amelia
Total sqm: 700 sq.m.	Bedrooms: 9
Bathrooms: 9	Rooms: 14
Internal condition: Excellent	Floor: On two-levels
Total floors: 2	Independent heating: Heating
Date of construction: 2000	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present
Garden: Private, 20.000 sq.m.	Kitchen: Regular Kitchen
Garage: for four cars	





















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