



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

ORCHIDEA



Ref: NV934

Umbria - Terni - Amelia

PRICE: 690.000,00

GENERAL INFORMATION

Surface: 250.00 Mq

Bedrooms: 5

Bathrooms: 4

Swimming pool: No

Terrain: 0.9 ha

Set in one of the most breathtaking scenic places in Umbria, this amazing estate is comprised of about 9.000 sqm of land completely fenced, with a recently restored stone farmhouse. The property is located in a high and hilly position. It is in a very quiet and private location, but just a few Km from all the services. It takes approx. one hour to get to Rome.

The A1 motorway junction is in Orte. Access to the property is via a short unpaved road (approx. 1 Km) in good condition.

It's about 250 sqm on two levels. The main door on the ground floor opens into a spacious and very bright living room where we find a wonderful ceramic stove; on the left hand side of the entrance there area dining room with a big fireplace and the kitchen; on the right hand side there are a guest bedroom and two bathrooms.

The staircase then leads to the first floor with the sleeping area. Here there is studio/passage bedroom, a spacious master bedroom with its own private bathroom and two more bedrooms sharing a second bathroom.

The stone farmhouse, restored in the traditional Umbrian style, features ceilings with chestnut beams and terracotta tiles, a stone staircase, a stone fireplace, Castel Viscardo terracotta floors, a roof with tiles, underfloor heating.

The windows are made out of woods (to keep the original look and feel of the fixtures) with double glazing for improved heat preservation and lower energy consumption.

The farmhouse is surrounded by about 9.000 sqm of land. The garden is the ideal place for relaxation. In front of the farmhouse is a wonderful outdoor terrace with a magnificent panoramic view.

The property includes a technical room, a cellar/cave and a tank for rainwater