

CASALE CON PISCINA AD AMELIA



Ref: NV947

Umbria - Terni - Amelia

PRICE: 585.000,00

GENERAL INFORMATION

Surface: 220.00 Mq

Bedrooms: 4

Bathrooms: 5

Swimming pool: Si

Terrain: 0.2 ha

Situated near Amelia, in the countryside, in one of the most exclusive areas, this splendid farmhouse is located, completely renovated with garden and swimming pool. The entire property has been the subject of a very recent intervention with the 110% superbonus, therefore it presents excellent characteristics from the point of view of energy efficiency classified in class A1.

It is an ancient farmhouse renovated with skill and respecting the original characteristics, such as: antique terracotta floors and wooden ceilings and tiles.

The extensions were all built in an anti-seismic structure and constitute two independent buildings with respect to the main farmhouse.

The whole develops a usable surface of approximately 220 square meters and is surrounded by a large garden of approximately 2,000 square meters completely fenced, richly equipped and equipped with a swimming pool of 9.5 x 4 meters with the typical Roman entrance staircase.

The main farmhouse is distributed on the ground and first floors and features a large entrance porch with chestnut beam ceiling and antique tiles, in front of which a large bioclimatic veranda has been installed, which extends the living area to be lived in the open air, for most of the year.

On the ground floor there is a dining room, a built-in kitchen, a living room with fireplace and a comfortable bathroom with a wardrobe in front, as well as a utility room.

On the first floor there is the sleeping area divided into two double bedrooms, one with an en suite bathroom and a large bathroom with a hydromassage tub.

The first extension is adjacent to the main farmhouse, has an independent entrance from the large porch and consists of a lovely apartment consisting of: living room with kitchenette and fireplace, double bedroom and bathroom.

The second extension is detached, to form an independent annex, consisting of an entrance pergola, living room, separate kitchenette, double bedroom and bathroom.

The garden surrounding this beautiful property is characterized by the presence of centuries-old oaks as well as many areas equipped for entertaining and eating in conviviality in the open air: barbecue with oven, outdoor kitchen, shower with hot and cold water, swimming pool, pergolas and refreshment and relaxation areas with tables and benches or with dedicated lounges. Rainwater collection tank for irrigation.

From a technological point of view, the property is equipped with a 10.4 KW photovoltaic system with 14.4 KW storage batteries, heat pump for air conditioning and heating.

Furthermore, the heating can be powered alternatively with a pellet boiler. A solar thermal system is installed for hot water.

Everything has been designed with care and attention to detail by the owner, to enjoy every comfort and also to be able to develop, in addition to the private home, a tourist accommodation business.

Umbria Real Estate - Via Umberto I, 46 - Marsciano
www.umbriarealestate.com - info@umbriarealestate.com

The price includes the furniture.