



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

Coldwell Banker Barbera Group

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Historical villa: for Sell in Amelia

📍 via rimembranze, Terni, 05022 (TR)

540.000€



Contact info



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Description

AMELIA PRESTIGIOUS ART NOUVEAU VILLA WITH PRIVATE GARDEN

In the enchanting setting of Amelia, one of Umbria's most charming villages, we offer for sale a prestigious Art Nouveau period villa, a highly representative residence that combines the charm of historic architecture with spacious living spaces and an exclusive private green area.

Situated in a private yet strategic location, just minutes from the historic center, the property stands out for its elegant architecture, the presence of numerous perfectly preserved original features, and the authentic atmosphere that characterizes every room.

The villa is spread over four levels for a functional and harmonious distribution of spaces.

The basement level features a large garage, cellars, a laundry room, and utility rooms that can be used for a variety of purposes, whether as utility spaces or for recreational activities or hobbies.

The main entrance, reached via a dramatic external staircase, immediately introduces the residence's elegance. A refined arched doorway leads to the grand foyer, embellished with original details and an elegant wood and glass partition that enhances the central staircase.

The living area, located on the mezzanine floor, includes a bright living room, a dining room, an eat-in kitchen, a study, and a guest bathroom. A stunning open wooden staircase connects the villa's various levels, becoming a distinctive feature of the entire home.

The first floor houses the sleeping area, consisting of four spacious bedrooms, characterized by high ceilings, abundant light, and pleasant views of the surrounding greenery. Completing the level are two bathrooms with windows and a welcoming living room that serves as an elegant hallway.

The top floor features a spacious, generously sized attic that can easily be transformed into a professional studio, an art atelier, a wellness area, or additional living space.

The interiors retain highly valuable and historically significant materials, including splendid period parquet floors and original decorative cement tiles that embellish the entrance hall and staircase, testifying to the residence's authentic character.

Outside, the property is surrounded by approximately 1,000 square meters of fully fenced private garden, complete with driveway and convenient internal parking spaces. A tranquil oasis ideal for relaxing outdoors or hosting guests in an exclusive setting.

Although it requires some updating and enhancement, the villa represents a rare opportunity for those wishing to restore a historic residence of great charm to its former glory, preserving its architectural identity and original prestige.

A unique residence, rich in history and personality, designed for those seeking elegance, privacy, and authenticity in the heart of Umbria.

Details



Property ID: CBI100-1185-290884



Surface: 530.00 m²



Rooms: 8



Garden: Privato, 1.000 sqm



Bathrooms: 3



Energy Class: G EP glnr: 122.00 kwh/m²



Bedrooms: 5

Property Features



Floor: Multi-story



Conservation status: **Good**



Surface: 530.00 m²



Rooms: **8**



Bedrooms: **5**



Bathrooms: **3**



Kitchen: **Habitable**



Position: **Central**



Balconies: **Presente**



Shower: **Yes**



Garage: **Triple**



Garden: **Private, 1.000 sqm**



Fireplace: **Yes**



Parquet : **Yes**

Nearby



Gyms



Beauty centres



Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Rail station



Public transports



Nursery school



Primary schools



Secondary schools



High school



Bar



Post offices



Shopping centres

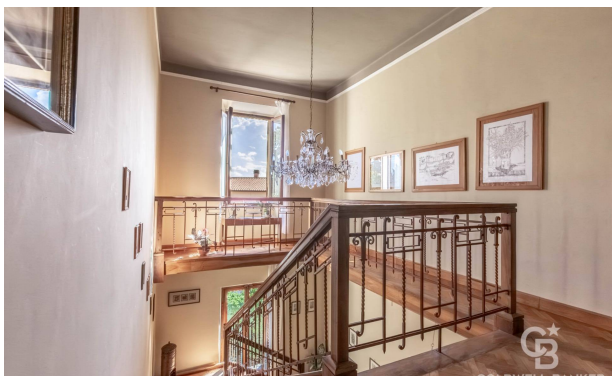


Municipal office

Images

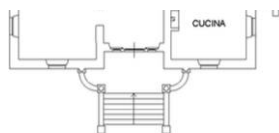








PIANO S1



PIANO TERRA
H=370

