



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

Coldwell Banker Barbera Group International Real Estate

Via Panama, 22 - 00198 Roma

P.IVA e C.F.: 13494331005

Tel.: (+39) 06 8411681

Building for Sell in Amelia

📍 via giuseppe garibaldi, Terni, 05022 (TR)

700.000€



Contact info



Coldwell Banker Barbera Group International Real Estate

Barbara Nardi

Phone: (+39) 06 8411681

Mobile: (+39) 349 8666600

Email: barberateam@cbitaly.it

Description

AMELIA – A little gem of Umbria. In the heart of the historic center, adjacent to Piazza Matteotti between Via Garibaldi and Via del Teatro, we are pleased to offer for sale a one-of-a-kind property, rich in history and charm, dating back to the late 18th century. This three-story townhouse, measuring approximately 700 square meters, once belonged to, among others, Count Angelo Guazzaroni (1875-1962), an internationally renowned engineer and architect, perhaps one of the most prominent noblemen to have lived in Amelia.

Consisting of 4 separate, independent units, the building also includes two shops and two large cellars with street-level entrances.

The master apartment, approximately 350 square meters, is located on the first floor. It was completely and tastefully restored in 2012 with a focus on preservation: the original doors, the numbered terracotta floors, and the magnificent frescoes covering many of the home's ceilings are just a few examples. A striking travertine marble staircase featuring the family crest leads to the generously sized entrance hall, which leads to the magnificent square-plan living room on one side and the fully equipped kitchen with a large fireplace on the other. This leads to the dining room, which can comfortably accommodate up to 20 people. Located on the corner of the building, with a pleasant view of the square, accessible from both the living room and a second, more private entrance, is the master bedroom with an elegant en-suite bathroom.

The main entrance also provides access to the other rooms of the home: a second pleasant living room, a TV room, a study, and the other bedrooms, all with private bathrooms. Connected to this apartment, although independent from the land registry, is a second apartment of approximately 100 square meters, built in the most modern part of the house, maintaining the elegant and sophisticated style with the highest-quality materials.

On the second floor, there's a third apartment of approximately 150 square meters, accessible both from the building's internal stairs and from a separate entrance from the alley. This apartment, requiring complete renovation, comprises a spacious living room, eat-in kitchen with a large fireplace, three comfortable bedrooms, and two bathrooms.

Finally, on the second and top floor, the approximately 170 square meter penthouse apartment welcomes you with a splendid panoramic terrace, offering 360-degree views of the village rooftops and the verdant hills surrounding the town. A spacious entrance hall leads to the elegant living room with a generous fireplace and 4-meter-high chestnut-beamed ceilings. A small hallway leads to the kitchen, utility room, and a guest bathroom that completes the living area. The sleeping area consists of two double bedrooms, one of which is a mezzanine, each with its own bathroom. A comfortable terracotta staircase from the living room leads to the magnificent panoramic terrace, offering superb views of the surrounding hills.

Possibility to purchase a large garage for two cars a short distance from the residence

Due to its location, size and the extremely high level of expert restoration, this property represents an absolutely prestigious solution, within a medieval village that is easy to reach, a short distance from the A1 motorway and just over an hour's drive from Rome and Fiumicino "Leonardo da Vinci" international airport.

Details



Property ID: CBI100-653-290624



Surface: 700.00 m²



Rooms: 15



Bathrooms: 7



Energy Class: G EP glnr: 175.00 kwh/m²



Bedrooms: 12

Property Features



Floor: Multi-story



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: 700.00 m²



Rooms: **15**



Bedrooms: **12**



Bathrooms: **7**



Kitchen: **Habitable**



Position: **Central**



Shower: **Yes**



Fireplace: **Yes**



Terrace: **Present**



Parquet : **Yes**

Nearby



Gyms



Beauty centres



Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Rail station



Public transports



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Bar



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