



## Villa Rio Grande



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 395,088.36

### Location

Country: Italy  
State/Region/Province: Umbria  
City: Amelia  
Posted: Apr 08, 2026

### Description:

This country home welcomes you to a corner of Umbria where peace and privacy embrace every space. Nestled among the gentle hills near Amelia, you can enjoy life surrounded by a 3,000 sqm olive grove, a natural setting that offers panoramic views capable of slowing down time and restoring an authentic sense of balance. The villa, arranged on a single level, opens onto spacious and light-filled interiors, thoughtfully distributed to accompany your daily living with ease. Inside, you will find an entrance hall, a generous living room, a functional kitchen enhanced by a characteristic wood-fired oven, and a sitting room that invites moments of sharing and conviviality. The sleeping area includes a master bedroom with terrace, three additional bedrooms, and two bathrooms, all featuring refined finishes and a warm, welcoming atmosphere. The surrounding garden is a space to be fully enjoyed, ideal for developing personal projects in complete freedom. The presence of a large cellar completes the offering, making this property a tangible choice for those seeking a private and authentic retreat in the Umbrian countryside, where every detail speaks of well-being and opportunity. Here, you can transform your vision of home, immersed in nature yet with services conveniently within reach.

The villa features high-quality finishes that impart a discreet and authentic charm to the interiors. The internal surfaces are well-maintained and highlight a functional and fluid spatial layout, facilitating everyday living. The walls, finished with plaster and paint in excellent condition, reflect consistent upkeep that contributes to the comfort of the spaces. The flooring, crafted from durable materials with a sober design, enhances the warm and welcoming atmosphere of the home. Doors and windows, well preserved, ensure good insulation and natural lighting, essential elements for creating bright and livable spaces. The kitchen, practical and well-organized, integrates harmoniously into the living context, while



the bathrooms, renovated with durable materials and elegant finishes, offer both functionality and a pleasant user experience. The load-bearing structure, though dating back several decades, retains solidity that guarantees peace of mind and safety. The roof, carefully maintained, preserves the integrity of the building. Outside, the porch with a wooden roof and refined finishes represents a convivial and relaxing environment, perfect for moments of peace and privacy. The adjoining garden delicately completes the property, providing a well-kept space without excess, ideal for those who appreciate living in harmony with the surrounding environment. Overall, this residence combines timeless elegance with modern functionality, presenting itself as an opportunity for those seeking a home that merges attention to detail with a refined lifestyle.

The property is equipped with a traditional heating system dating back over twenty years, which ensures adequate heat distribution, although it requires maintenance to maintain optimal efficiency levels. The electrical system, from the same era, provides a functional foundation but could benefit from upgrades to fully meet the demands of modern systems and technologies. The plumbing system, installed more than twenty years ago, features durability and reliable functionality, while the sewage system was recently modernized less than five years ago, thus offering high performance and compliance with current regulations. The absence of a mechanical cooling system indicates a reliance on natural climate solutions, which can be supplemented with bespoke systems as needed. Energy supply follows traditional standards, valuing a well-established system, while water and gas supply is ensured by consolidated and reliable distribution networks. Internet connectivity is available with access to major networks, as well as provision for television, ensuring comprehensive coverage of digital services. The property is also equipped with alarm and video intercom systems, enhancing security and entrance control. There are no advanced air conditioning systems, spa, sauna, or dehumidifiers; however, the structure offers versatile spaces that can be integrated with these comforts. Currently, there are no specific provisions for services dedicated to people with disabilities, allowing for potential customization. The overall set of features reflects a legacy of well-established systems over time, with some recently renewed solutions and others amenable to future upgrades to ensure living comfort and ongoing functionality.

Nestled in the tranquility of the Umbrian hills, this property offers privacy and extensive outdoor spaces with a private olive grove, ideal either as a primary residence immersed in nature or for sophisticated tourism use, such as a holiday home or B&B. The panoramic location provides a relaxing living experience, just a few kilometers from the center of Amelia and close to Todi, with easy access to main roads and services. Although a recent construction without significant historical value, the functionality of the interior spaces and the versatility of the outdoor area open opportunities for future developments, exclusive events, or charming hospitality activities. Perfect property for those seeking privacy, nature, and comfort in Umbria.

In a privileged location in the municipality of Amelia, province of Terni. The area is renowned for its tranquility, away from main traffic flows, with paved roads and short stretches of dirt road to reach the property. The surrounding environment offers an open view of the gentle hills of Todi, with evocative vistas embracing unspoiled greenery and lush nature. The quiet is ensured by the significant distance from main roads and the railway, guaranteeing a complete atmosphere of relaxation. The property is close to historic centers rich in culture and tradition, allowing easy access to major tourist destinations in Umbria, enjoying privacy, peace, and a prestigious setting, perfect for those seeking a balance between nature and convenience.



The Great Estate group, through the seller's technician, conducts a technical due diligence on every acquired property, allowing us to thoroughly understand the urban and cadastral situation of each asset. You can request this due diligence when the property generates genuine interest, providing clarity and confidence for your decision.

The property is characterized by full ownership rights, granting you complete autonomy in the management and use of the estate. The seller is a private individual, ensuring transparency and a direct negotiation that enhances your experience in acquiring a prestigious asset. This arrangement guarantees optimal legal solidity, ideal for those seeking an exclusive and distinguished property. Более детальная информация по данному объекту, а также индивидуальная консультация с русскоговорящим специалистом доступны по запросу.

New: Yes  
Built: 1970

## Common

Lot Size: 7085 sq m

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/KPMQ-T2304/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2304/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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