

Contry House for sale in Campofilone

€ 215.000

Ref. PU-116



77 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 8

Puzielli Real Estate Agency offers a farmhouse with land for sale in Campofilone, nestled in the beautiful hills of the Marche region. The property is spread over two levels, with a total surface area of approximately 77 square meters. The ground floor features three unfinished storage rooms and utility rooms, ideal for conversion into utility or utility spaces. The first floor, accessible via a separate entrance via the classic external staircase typical of farmhouses in the Marche region, houses the living quarters and comprises an entrance hall/living room with fireplace and kitchenette, a double bedroom, and a bathroom. The home also features a shed/garage of approximately 18 square meters and two prefabricated buildings totaling approximately 15 square meters. The property also includes a courtyard with approximately 8,000 square meters of land, home to a small vineyard and olive trees, perfect for those who want to live immersed in nature.

This property, with its authentic, rural charm, requires renovation to be fully habitable. The load-bearing structure is made of masonry with a plastered façade, while the interior features stoneware floors, single-glazed wooden windows, and wooden interior doors. The bathroom retains its original period finishes, with ceramic tile. There is no heating or plumbing system (only a water heater), while the electrical system dates back to the time of construction. It should be noted that the property, while requiring modernization, retains typical and authentic elements of the rural architecture of the Marche region.

The house is located in Campofilone, in the province of Fermo, Marche Region (Italy), in a quiet area yet close to all major amenities. The sea is easily accessible, just 500 meters away, making it ideal for both a permanent residence and a vacation rental.

This property represents an excellent opportunity as a private residence for those who wish to live in a peaceful, natural setting, yet still be close to towns such as Pedaso and Cupra Marittima and the sea. It is also ideal as a vacation home or as an investment property, with the possibility of listing it for holiday rentals.

Features

Code: PU-116	Reason: Sale
Categoria: Contry House	Address: Contrada Marina
Zip Code: 63828	Municipality: Campofilone
Total Square Meters: 77 sq.m.	Bedrooms: 1
Bathrooms: 1	Rooms: 8
State of Preservation: Good	Level: Buildings
Total Floor: 2	Age Construction: 1900
Current Status: Vacant at closing	Balconies: Present
Garden: Private	Sea Distance: 1.200 meter
Kitchen: Kitchenette	Closet
Fireplace	Wiring : Up to code
Shower	Wooden Window Frames

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	









