Immobiliare Puzielli
Piazzale Michelangelo n.6 - 63900 Fermo (FM)
0734226021

Contry House for sale in Porto Sant'Elpidio

€ 695.000

Ref. PU-002



400 sq.m. | Bathrooms: 6 | Bedrooms: 7 | Rooms: 10

Puzielli Real Estate Agency offers a renovated farmhouse for sale in Porto Sant'Elpidio. The property is spread over three levels, totaling approximately 400 sq m of living space and is used for both hospitality and residential purposes. The ground floor comprises an approximately 65 sq m apartment with a private entrance, comprising a living room/kitchen, two bedrooms, a bathroom with bathtub, and a large covered veranda of approximately 30 sq m, equipped with a fully equipped kitchen and laundry area. A second approximately 90 sq m loft apartment with a private entrance from the garden is divided into a living area, a sleeping area, a bathroom with bathtub and shower, a study, and a walk-in closet. A third unit comprises a mini-apartment of approximately 40 sq m with a private entrance, divided into a living room/kitchen, a bedroom, and a bathroom with a large shower. Completing the ground floor is a approximately 20 sq m warehouse with a private entrance and a 30 sq m spa veranda with sauna, Turkish bath, whirlpool bath, sensory shower, and relaxation area. The first floor, currently used as a B&B, comprises a living room of approximately 55 square meters with an open-plan kitchen and two fireplaces, a triple bedroom with a separate entrance, measuring approximately 35 square meters and featuring a private bathroom, a small veranda, and a walk-in closet. This floor also includes a second triple bedroom of approximately 40 square meters with a bathroom with a bathtub. On the second floor, the third bedroom of the B&B is a cottage-style room of approximately 35 square meters, comprising a double bedroom, a bathroom with a bathtub, a small living room, and a custom-built iron staircase. The property also includes a fully fenced plot of land that completely surrounds the house and has been divided into a large garden with an above-ground pool, cherry, persimmon, and palm trees, a private holm oak grove, a vegetable garden, and ample parking.

This property for sale has been renovated and maintained with sophisticated, high-quality finishes. It is fully air-conditioned, soundproofed, and has excellent insulation. The floors are a mix of parquet and stoneware. Double-glazed wooden windows and wooden doors. The electrical system is up to code. Heating is via an LPG boiler, fireplaces, and a heat pump with split systems for hot and cold air. The staircase to the first and second floors is custom-built from iron. The house has an excellent water supply, provided by both a well and an underground pipeline that draws directly from the stream that flows at the bottom of the hill. The green space is well-maintained. Access is via a private road reserved exclusively for the owners of the surrounding land, with a gated entrance. The B&B, opened in 2012 and still operating, enjoys a good flow of guests and excellent reviews.

This property is located 1 km from the sea as the crow flies, surrounded by greenery and tranquility, in the northern area of Porto Sant'Elpidio, towards Civitanova Marche. This area boasts panoramic views of the rolling Marche hills and the sea. Its proximity to all essential services makes it ideal. The beach is a five-minute drive away. This property offers great privacy and maximum comfort. Despite being 1 km from the seafront, 2 km from the town center, and 15 minutes from the highway, there are no other buildings or roads in the surrounding area.

This property's proximity to the surrounding villages, the sea, and the absolute tranquility make it an ideal solution for a tourist business, agritourism, or bed and breakfast. Its size lends itself to a variety of uses, including accommodation, self-contained accommodations, a restaurant, a private home, a riding stable, and more.
To possibly continue the B&B business including website, reviews, equipment and furnishings (minus some family furniture) the cost is €60,000.

Features

Code: PU-002	Reason: Sale
Categoria: Contry House	Address: Strada Pescolla
Zip Code: 63821	Municipality: Porto Sant'Elpidio
Total Square Meters: 400 sq.m.	Bedrooms: 7
Bathrooms: 6	Rooms: 10
State of Preservation: Restored	Number of uncovered parking spaces: 10
Number of motorcycle spaces: 10	Level: Buildings
Total Floor: 3	Heating: Heating
Parking: Uncovered Parking	Age Construction: 2000
Current Status: Vacant at closing	Balconies: Present, 10 sq.m.
Garden: Private, 9.194 sq.m.	Sea Distance: 1.000 meter
Kitchen: Exposed Kitchen	Box: Single, 30 sq.m.
Tv Antenna : Private	Porch : 80 □
Tv SAT : Private	Closet
Fireplace	Air-Conditioned
Telephone System	Wiring : Up to code
Shower	Wooden Window Frames
Shutters	Private swimming pool

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	

















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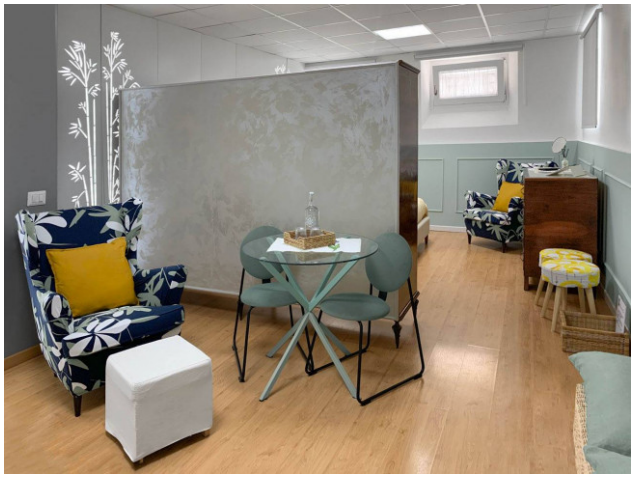







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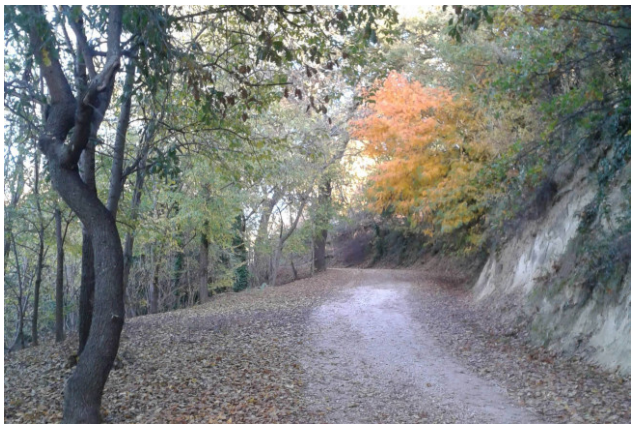

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