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

# Rustic for sale in Lapedona
# € 215.000
## Ref. PU-109



### 300 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8

This farmhouse to renovate for sale in the Marche is located in the Province of Fermo, approximately 8 km from the sea of Porto San Giorgio and 6km from Pedaso. The property is located near the town of Lapedona, more precisely 3 km away, in an area served not far from other homes. The nearest motorway exit is Porto San Giorgio, where the train station, large shopping centres, the tourist port and many shops and restaurants are located. This Marche-style ruin, consisting of two floors for a total of approximately 300 m2, is located in an unrestricted area, so it is possible to demolish and rebuild it one hundred meters from the current position, remaining within the cadastral parcel. With demolition and reconstruction it is possible to have an increase in volume from 20% to 40% more. In the area it is possible to build a swimming pool. The property includes a 3,000 m2 courtyard. Water and electricity need to be connected but close to the house. For the disposal of sewage, an IMOF pit must be built.
This farmhouse to renovate for sale in the Marche is ideal both as a holiday home and as a main residence. The location, the usability with respect to the main communication routes, as well as the excellent manageability given its size, make this property a splendid prestigious farmhouse.

## Features

Code: PU-109 Reason: Sale

| | |
|---|---|
| Categoria: Rustic | Address: Via Madonna Manù |
| Zip Code: 63823 | Municipality: Lapedona |
| Total Square Meters: 300 sq.m. | Bedrooms: 3 |
| Bathrooms: 2 | Rooms: 8 |
| State of Preservation: Be Restored | Number of covered parking spaces: 1 |
| Level: Buildings | Total Floor: 2 |
| Parking: Carport | Current Status: Vacant at closing |
| Cellar: Present | Box: Single |










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