

## **farmhouse to restore to Buy in Smerillo Area: Campagna**



### **526 sm | Bathrooms: 2 | Bedrooms: 4 | Rooms: 9**

Farmhouse with outbuildings and land of about 18 hectares, for sale in Smerillo, Fermo; Marche, Italy.

We offer exclusively a rural complex in an excellent location, a short distance from the town of Smerillo and the San Ruffino lake, whose beauty can be admired from the house.

An excellent opportunity to purchase a rural property consisting of a farmhouse on three levels of over 500 sqm with a large terrace of about 140 sqm, two detached accessory buildings with a building potential of 100 sqm, and agricultural land of 18 hectares.

The farmhouse is composed as follows: on the ground floor, there are stables, cellars, and a garage for a total of approximately 280 sqm. On the first floor, accessible by a double entrance, there is an apartment in good condition and with independent heating, consisting of a kitchen, living room, two double bedrooms (one with an en-suite bathroom), a double bedroom, a single bedroom, and a common bathroom. The three bedrooms have access to the terrace, as does the living area. An internal staircase leads to the second floor, currently in a rough state and used as a storage room.

The farmhouse offered for sale is in excellent structural condition with concrete slab floors, load-bearing walls of 50 cm in stone and bricks, currently plastered, and a roof protected by tiles in a traditional style. The property is completed by two detached accessory buildings of about 40 and 30 square meters, which can be demolished and rebuilt according to the needs of the new owner. The farmhouse is enhanced by about 18 hectares of land, mostly arable, with fruit trees and numerous olive trees.

The property is an excellent choice for both living and establishing an agritourism business, taking advantage of various non-repayable

and/or low-interest-rate grants.

The location of the farmhouse is truly enchanting and easily accessible, with main services a short distance away. Additionally, it is half an hour's drive from the Adriatic Sea and the Sibillini Mountains.

The sale of the property can also be done by subdividing part of the proposed land for sale.

For any information, do not hesitate to contact us.

## Property information

<b>Code:</b> 114143	<b>Reason:</b> Buy
<b>Type:</b> farmhouse to restore	<b>Region:</b> Marche
<b>Province:</b> Fermo	<b>Municipality:</b> Smerillo
<b>Area:</b> Campagna	<b>Price:</b> € 290.000 negotiable
<b>Total Square Meters:</b> 526 sm	<b>Bedrooms:</b> 4
<b>Bathrooms:</b> 2	<b>Rooms:</b> 9
<b>State of Preservation:</b> To Be Cleaned	<b>floor:</b> Multi-Storey
<b>Total Floors:</b> 3	<b>independent Heating:</b> independent
<b>Age Construction:</b> 1967	<b>Current Status:</b> free upon deed
<b>Available:</b> Yes	<b>Balconies:</b> Present
<b>Terrace:</b> Present, 143 sm	<b>Garden:</b> Private, 4.000 sm
<b>Kitchen:</b> Regular Kitchen	<b>Box:</b> Triple, 73 sm

## Nearby

Playgrounds	Public Transport	Cafe	Post Offices
Municipal Offices			





















