A & G Immobiliare
via ascenziani, 19 - 63857 Amandola (FM)
0736847681

Farmhouse for sale in Belmonte Piceno
Campagna
€ 370.000
Ref. 1145035-23



500 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 10

Casale della Vecchia Fornace – Restored Country House with Land and Agricultural Outbuildings for Sale in Belmonte Piceno, Fermo, Marche, Italy

This beautiful **early 20th-century country house** was built using locally worked stone and brick. Its name, Casale della Vecchia Fornace ("Old Kiln Country House"), recalls the kiln that once stood on the site but no longer exists today.

The property was renovated approximately ten years ago and **structurally upgraded for seismic resistance**, while retaining its attractive exposed-stone façade. The floors are constructed with reinforced concrete ring beams and clay-concrete slabs, while the timber roof is finished with traditional terracotta roof tiles. Several metal tie rods have also been installed to provide additional structural reinforcement.

Two Adjoining Residential Buildings

The property consists of two adjoining residential buildings. The main building has been completely renovated and made habitable, while the second, which originally accommodated the household staff, remains unfinished internally.

The main house extends over three floors plus an attic.

On the ground floor there are two rooms: one currently used as a workshop and the other as a cellar and vehicle storage area.

The first floor comprises:

- Living room
- Hallway
- Dining room with kitchen
- Double bedroom
- Bathroom

The second floor comprises:

- Spacious hallway
- Three bedrooms
- Bathroom

The third floor provides a **large and practical attic space**.

The Second Building

The adjoining building remains **in an unfinished shell condition**, with both floors still requiring internal subdivision and completion. This offers considerable potential for creating additional residential accommodation or other spaces, subject to the relevant planning permissions and regulations.

Approximately 27,000 sq m of Land

The property is conveniently accessed from a municipal road via an attractive tree-lined driveway.

The surrounding land extends to approximately **27,000 sq m**, much of it arable, together with a pleasant planted woodland area containing several olive trees and a variety of fruit trees.

The property enjoys beautiful views across the surrounding Marche countryside.

Within the grounds are several additional buildings requiring renovation, with potential for a change of use, subject to the necessary authorisations.

Mains water and electricity are already connected, together with the heating system.

Location

The property enjoys a peaceful rural setting while remaining within easy reach of the coast, the mountains and local amenities:

- Belmonte Piceno – approx. 2–3 km
- Porto San Giorgio and the Adriatic coast – approx. 20 km
- Sibillini Mountains – approx. 30 km

Ideal for a Hospitality Project

With its generous accommodation, second unfinished building, extensive land and additional outbuildings, **Casale della Vecchia Fornace offers excellent potential for a hospitality business**, as well as for those seeking a substantial private country residence in the Marche region.

Certification

Energy Class: E	**EPglnr**: 176.14 kwh/□

Features

Code: 1145035-23	Reason: Sale
Categoria: Farmhouse	Address: belmonte piceno, 11
Zip Code: 63838	Municipality: Belmonte Piceno
Zona: Campagna	Total Square Meters: 500 sq.m.
Bedrooms: 4	Bathrooms: 2
Rooms: 10	State of Preservation: Excellent
floor: Multi-Storey	Total Floors: 4
independent Heating: independent	Age Construction: 2010
Current Status: free upon deed	Garden: Private, 1.000 sq.m.
Kitchen: Kitchenette	Box: Triple

















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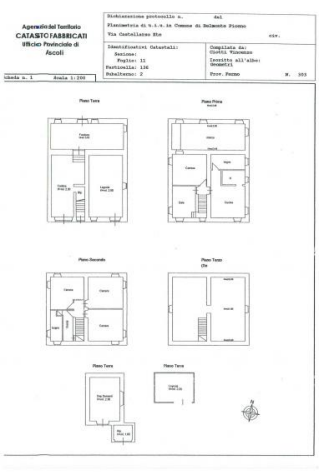

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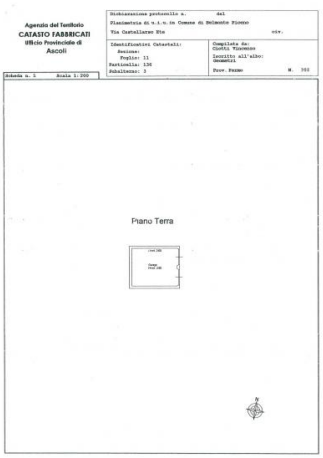

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