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

Farmhouse for sale in Rapagnano
Campagna
€ 195.000
Ref. 112722



360 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

Unfinished Restored Farmhouse with Land and Panoramic Views – Rapagnano (FM), Marche, Italy
Just a short distance from the town centre of Rapagnano, in a **dominant, sunny and private position**, we offer for sale a **large detached farmhouse** arranged over two levels, with a total surface area of approximately **270 sqm**, **fully rebuilt to shell stage** using modern anti-seismic construction standards and high-quality materials.
The structure is built in **reinforced concrete and masonry**, featuring **10 cm insulation**. The exterior is finished in **reclaimed exposed brickwork**, blending perfectly with the traditional rural landscape.
The **roof is fully insulated**, with waterproof membrane and traditional terracotta tiles, while the interior showcases **exposed laminated fir beams**, adding warmth and character.
The property already includes **pre-installations for a fireplace and photovoltaic system**, with the possibility of benefiting from **current Italian eco-incentives** to complete the works.

Land and outbuildings
The farmhouse is surrounded by approximately **5,000 sqm of private, fully fenced land**, featuring:

- **a private well fed by a natural spring**,

- **direct access from a municipal road**, ensuring easy year-round access.

Within the grounds there is a **registered former hay barn**, suitable for conversion into an **independent guesthouse or annex of around 120 sqm over two levels**.

Setting and services
Set within the rolling hills of the Marche, the property enjoys **open views over surrounding villages**, excellent exposure and complete privacy, while remaining close to essential services.
All **urbanisation charges and planning fees have already been fully paid**, and utilities are available directly at the property boundary, ready for connection.

An ideal opportunity
Perfect as:

- a charming private countryside residence,
- a lifestyle project in rural Italy,
- a property investment with **tourism or hospitality potential**.

For further information and details regarding eco-incentives, please contact us - we will be delighted to assist you in discovering this unique opportunity.

Features

Code: 112722	Reason: Sale
Categoria: Farmhouse	Address: contrada Paradette, snc
Municipality: Rapagnano	Zona: Campagna
Total Square Meters: 360 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 5
State of Preservation: partially restored	gas: 4
gas: 2	floor: Multi-Storey
Total Floors: 2	Parking: Carport
Age Construction: 2012	Current Status: free upon deed
Balconies: Present	Garden: Private
Kitchen: Kitchenette	

Nearby

Tennis Courts	Playgrounds
Public Transport	Elementary Schools
Schools	Cafe
Post Offices	Municipal Offices










A & G Immobiliare
via ascenziani, 19 - Amandola (FM) - 0736847681
info@aegrealestate.com - https://www.aegrealestate.com/en
VAT 01839910443

















A & G Immobiliare
via ascenziani, 19 - Amandola (FM) - 0736847681
info@aegrealestate.com - https://www.aegrealestate.com/en
VAT 01839910443










A & G Immobiliare
via ascenziani, 19 - Amandola (FM) - 0736847681
info@aegrealestate.com - https://www.aegrealestate.com/en
VAT 01839910443

















A & G Immobiliare
via ascenziani, 19 - Amandola (FM) - 0736847681
info@aegrealestate.com - https://www.aegrealestate.com/en
VAT 01839910443











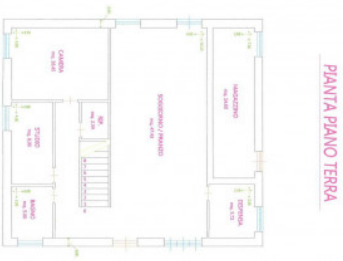


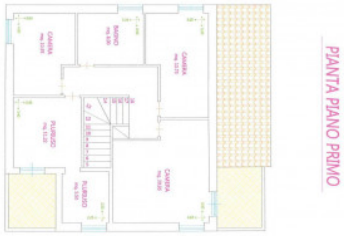




A & G Immobiliare
via ascenziani, 19 - Amandola (FM) - 0736847681
info@aegrealestate.com - https://www.aegrealestate.com/en
VAT 01839910443







A & G Immobiliare
via ascenziani, 19 - Amandola (FM) - 0736847681
info@aegrealestate.com - https://www.aegrealestate.com/en
VAT 01839910443