

## 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
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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
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Balconies: Present	Garden: Private
.....	.....
Kitchen: Kitchenette	
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## Nearby

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

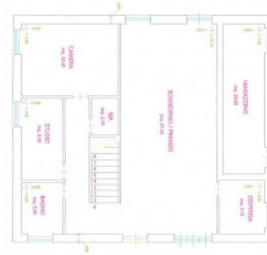












PIANTA PIANO TERRA



PIANTA PIANO PRIMO