

## **farmhouse for sale in Gualdo CAMPAGNA € 700.000 Ref. 113334**



**705 sq.m. | Bathrooms: 3 | Bedrooms: 10 | Rooms: 23**

**Former Convent Under Renovation with Government Reconstruction Grant - For Sale in Gualdo, Macerata, Marche, Italy**

This remarkable property, once an **ecclesiastical residence**, consists of several **large residential buildings** (currently registered as **two separate dwellings**), partially renovated around the year 2000. The previous restoration aimed to preserve the original character of the convent while integrating modern materials and functionality.

The **2016 earthquake** severely damaged the property, rendering it uninhabitable. As a result, the necessary **reconstruction process** was initiated, with an **approved public grant of approximately €1,400,000**, which can be **transferred to the new owner** should the sale occur during the ongoing works.

The **renovation officially began in April 2025**.

The entire process is managed by a **local architect**, who can provide full technical assistance and updates to the future buyer.

**Property Description**The estate is located just outside the village of **Gualdo**, easily accessible via a quiet asphalt road. It includes **15,000 sqm of private land** and enjoys **magnificent views** of the **Sibillini Mountains** and the surrounding valleys. Water and electricity connections are already present on-site. The property currently comprises **two residential units**:

**Main Unit (approx. 555 sqm)** Divided over two floors:

- **Ground floor:** entrance hall, living room, balcony, kitchen, hallway, corridor, two storage rooms, multi-purpose space, additional hallway, and bathroom.
- **First floor:** landing, dining room, two bathrooms, four bedrooms, and attic space.

**Second Unit (approx. 150 sqm)** Spread over **three floors**, including two semi-basement levels and a ground floor:

- **Semi-basement level 2:** used as cellars.
- **Semi-basement level 1 & Ground floor:** used as living space, featuring entrance, kitchen, bathroom, storage room, three bedrooms, and an additional utility area.

Given its **size and structure**, the property lends itself perfectly to conversion into **multiple independent apartments** or an **accommodation business** such as a rural resort, B&B, or residence.

Location **Gualdo** is a **charming medieval village**, rich in history and atmosphere, with remains of ancient **fortified towers** and panoramic views of the **Sibillini Mountains**. Nestled between the **Tennacola** and **Salino** valleys, it offers scenic walks through ancient churches and a historic **Franciscan convent**.

- Adriatic Coast: approx. **35 km**
- Sibillini Mountains: approx. **25 km**

This is a **rare investment opportunity** combining historical value, government restoration funding, and great potential for private or hospitality use.

For more details, please don't hesitate to contact **A&G Immobiliare**.

## Certification

**Energy Class:** G

## Features

Code: 113334	Reason: Sale
Categoria: farmhouse	Address: Via Strada, 58
Municipality: Gualdo	Zona: CAMPAGNA
Total Square Meters: 705 sq.m.	Bedrooms: 10
Bathrooms: 3	Rooms: 23
State of Preservation: to restore	gas: 4
gas: 3	floor: Multi-Storey
Total Floors: 3	independent Heating: independent
Parking: Carport	Age Construction: 1967
Current Status: free upon deed	Balconies: Present
Garden: Private	Kitchen: Regular Kitchen
Box: Triple	

## Nearby

Tennis Courts	Playgrounds
Elementary Schools	Cafe
Municipal Offices	











