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

Farmhouse for sale in Montappone
Campagna
€ 350.000
Ref. 113556



280 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 13

Charming Country House with Land and Outbuilding for Sale in Montappone, Fermo – Heart of the Marche Region
Set amid the peaceful rolling hills of the Marche, just a few minutes from the charming village of Montappone, this beautifully restored country house offers a refined blend of rural authenticity, modern comfort and far-reaching panoramic views across the surrounding countryside. A rare opportunity for those seeking privacy, quality construction and an outstanding natural setting.

Timeless elegance between tradition and contemporary comfort
Fully renovated in 2005, the property offers approximately **230 sqm** of internal living space arranged over **three levels**, complemented by a **38 sqm panoramic terrace** and **11 sqm of balconies**. The solid masonry structure, partly in exposed brickwork, reflects the architectural heritage of the area, while modern finishes - including ceramic flooring, thermal-break PVC windows and wood-effect shutters - ensure comfort, durability and low maintenance.
A **3 kW photovoltaic system** and **two independent boilers** provide excellent energy efficiency and flexible management of the living spaces.

Interiors – bright, generous living spaces
Ground floor

Welcoming entrance leading to the main living area with living room, fully fitted kitchen, dining room, bathroom, hallway, cellar and a covered portico ideal for outdoor living throughout the year.

First floor

Elegant landing serving **four double bedrooms**, a study, **two bathrooms**, a laundry room and a balcony. Spacious and light-filled rooms, ideal for family living or boutique hospitality.

Second floor

A versatile habitable attic with direct access to the panoramic terrace - perfect as an artist's studio, relaxation lounge, creative workspace or private suite.

Land – 15,000 sqm of nature and opportunity

The property includes approximately **1.5 hectares of mainly level land**, largely arable and planted with fruit trees, together with a **70 sqm outbuilding** suitable for storage, workshop use or further development, offering excellent flexibility and added value.
Access is via a well-maintained municipal road, followed by a private driveway secured by a solid wooden gate.

Prime location in Le Marche region

Montappone, renowned for its hat-making tradition, is a lively village rich in craftsmanship and local culture.
The property enjoys a strategic position:

- 1 km from the village centre
- 30 km from the Adriatic coast
- 25 km from the Sibillini Mountains

A perfect balance between countryside tranquillity and everyday convenience, between sea and mountains.

A property of character, space and long-term value

This country house for sale in Montappone represents a rare opportunity for those seeking a high-quality residence in the Marche, ideal as a permanent home, holiday retreat or long-term investment.

Certification

Energy Class: F	**EPglnr**: 284.42 kwh/□

Features

Code: 113556	Reason: Sale
Categoria: Farmhouse	Address: Via Saletto, 17
Municipality: Montappone	Zona: Campagna
Total Square Meters: 280 sq.m.	Bedrooms: 5
Bathrooms: 3	Rooms: 13
State of Preservation: Excellent	gas: 4
gas: 4	floor: Multi-Storey
Total Floors: 3	independent Heating: independent
Parking: Uncovered Parking	Age Construction: 2005
Current Status: free upon deed	Balconies: Present
Terrace: Present	Garden: Private
Max Number of Beds: 14	Double Beds: 4
Single Beds: 1	Kitchen: Regular Kitchen

Nearby

Football Fields	Tennis Courts
Playgrounds	Public Transport

Elementary Schools	Schools
Cafe	Post Offices
Municipal Offices	

















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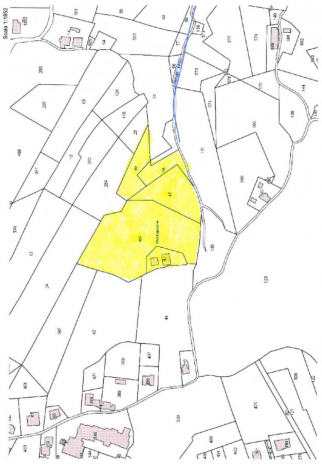


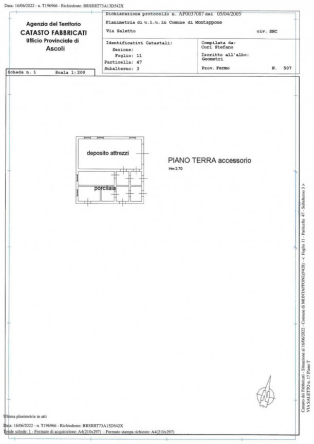


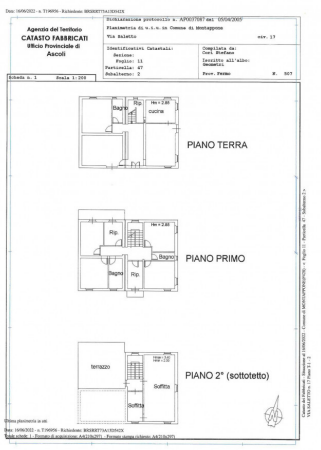




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