A & G Immobiliare
via ascenziani, 19 - 63857 Amandola (FM)
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Farmhouse to restore for sale in Recanati
CAMPAGNA
€ 250.000
Ref. 114061



410 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 6

Farmhouse to Renovate with 56,000 sqm of Agricultural Land for Sale in Recanati, Marche

Set in the beautiful rolling hills of the Marche, just a few minutes from the charming Castle of Montefiore di Recanati, this traditional farmhouse to be renovated comes with approximately **56,000 sqm of agricultural land** and several rural outbuildings. An ideal opportunity for those seeking an authentic property immersed in nature, with excellent potential for redevelopment.

Property features
The farmhouse is arranged over two levels:
Ground floor
Former stables and storage rooms totaling approximately **173 sqm**, offering excellent potential for conversion into living space, guest accommodation or service areas.
First floor
Traditional rural living accommodation of approximately **90 sqm**, accessed via an external staircase and comprising a combined living / kitchen area, hallway, two bedrooms and a bathroom.
The property requires full renovation, allowing maximum design flexibility to create a charming private residence, a boutique

agriturismo or a countryside retreat.

Land and outbuildings

The property includes almost **6 hectares of agricultural land**, currently cultivated with fodder and wheat, with a small area planted as vineyard.

Several agricultural outbuildings are located on the land, all offering potential for restoration or change of use (subject to planning permission):

- Agricultural tool shed in metal and timber – approx. **38 sqm**
- Barn and machinery shed in concrete and metal – approx. **40 sqm**
- Mixed masonry / timber / metal warehouse – approx. **68 sqm**

These structures significantly enhance the versatility of the property, making it suitable for agricultural, hospitality or residential projects.

Panoramic location and surroundings

The farmhouse enjoys an elevated position with open views across the surrounding hills, in an area characterised by olive groves, vineyards and historic villages.

The historic town of **Recanati**, renowned for its cultural heritage and as the birthplace of poet Giacomo Leopardi and tenor Beniamino Gigli, is just a short distance away.

Certification

Energy Class: G

Features

Code: 114061	Reason: Sale
Categoria: Farmhouse to restore	Address: Frazione Montefiore, 136
Municipality: Recanati	Zona: CAMPAGNA
Total Square Meters: 410 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 6
State of Preservation: to restore	gas: 4
gas: 5	gas: 2
floor: Multi-Storey	Total Floors: 2
independent Heating: independent	Parking: Carport
Age Construction: 1967	Current Status: free upon deed
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Box: Double	

Nearby

Gym	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Public Transport
Kindergarten	Elementary Schools
Schools	High Schools

Cafe	Post Offices
Shopping Centers	Municipal Offices

















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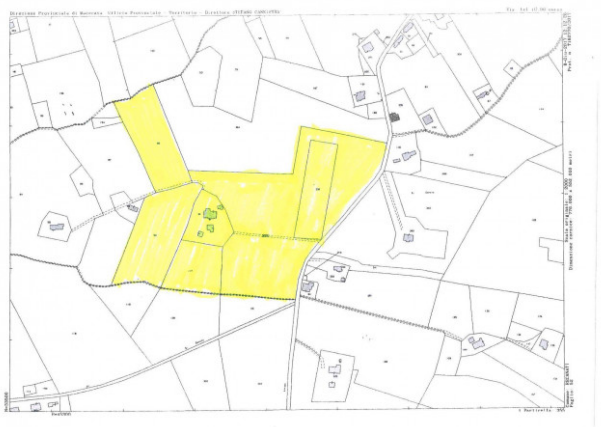
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