

Farmhouse to restore for sale in Smerillo

Campagna

€ 150.000

Ref. 114143



rendering - idea di restyling (immagini a scopo illustrativo)

526 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 9

Charming Country Estate with Outbuildings and Panoramic Land - For Sale in Smerillo, Fermo (Le Marche)

We are delighted to offer this exclusive and atmospheric rural estate nestled in the heart of Le Marche. Set in a peaceful, elevated position, the property enjoys stunning views and is just minutes from the picturesque village of Smerillo and the enchanting Lake San Ruffino, which can be seen directly from the estate.

The property includes:

- A main farmhouse spread over three levels, offering over 500 sqm of space, structurally sound and well-maintained, featuring a classic tiled roof, stone and brick load-bearing walls, and concrete beam floors
- A spacious panoramic terrace of approximately 140 sqm, with direct access from both the bedrooms and living areas
- Two separate outbuildings (approx. 40 sqm and 30 sqm), with the potential for demolition and reconstruction, allowing for up to 100 sqm of new build space
- 10,000 sqm of agricultural land (with the option to extend up to 14 hectares), mostly arable, enriched with fruit trees and numerous olive trees - available separately for €100,000

Layout of the farmhouse:

- **Ground floor:** Around 280 sqm of stables, cellars, and storage rooms
- **First floor:** A self-contained, heated apartment in good condition, comprising a kitchen, living room, two double bedrooms (one with en-suite bathroom), one twin bedroom, one single bedroom, and a shared bathroom. All bedrooms and the living area open directly onto the terrace
- **Second floor:** A large unfinished attic space currently used for storage, accessible via an internal staircase

This property is ideal as a private residence or for a country hospitality venture, with access to grants and low-interest financing options available for rural development projects.

Strategically located just 30 minutes from both the Adriatic Coast and the Sibillini Mountains, and with all essential services within easy reach.

The sale can be split to suit different needs, offering flexibility for potential buyers.

Contact us for more information or to arrange a viewing. A rare opportunity to experience the authentic beauty of Le Marche!

Certification

Energy Class: G

EPgInr: 463.62 kwh/□

Features

Code: 114143

Reason: Sale

Categoria: Farmhouse to restore

Address: Contrada San Giovanni, 10

Municipality: Smerillo

Zona: Campagna

Total Square Meters: 526 sq.m.

Bedrooms: 4

Bathrooms: 2

Rooms: 9

State of Preservation: To Be Cleaned

gas: Yes

floor: Multi-Storey

Total Floors: 3

independent Heating: independent

Age Construction: 2009

Current Status: free upon deed

Balconies: Present

Terrace: Present, 143 sq.m.

Garden: Private, 4.000 sq.m.

Kitchen: Regular Kitchen

Box: Triple, 73 sq.m.

Nearby

Playgrounds

Public Transport

Cafe

Post Offices

Municipal Offices









