

farmhouse to restore for sale in Amandola

Campagna

€ 180.000

Ref. 114625



530 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 6

Historic Farmhouse "San Martino" with Farmland, Woodland and Outbuildings for Sale in Amandola (FM), Marche

Set in the heart of the rolling Marche countryside, within a charming rural hamlet, the historic farmhouse "**San Martino**" represents a rare opportunity for those seeking to invest in a property of great character, offering generous space, privacy and outstanding potential for high-end residential or hospitality projects.

Property Overview

The estate includes:

- **Main farmhouse on two levels**, approximately **300 sqm**, built in stone and brick, with load-bearing walls and floors in fair overall condition.
- The **roof requires full restoration**, as part of it has collapsed; however, the structure retains the authentic charm of traditional rural architecture.
- **Agricultural barn of approximately 150 sqm**, ideal for conversion into a guesthouse, event space, workshop or additional

residential units.

- **Various agricultural outbuildings totalling approximately 200 sqm**, suitable for expansion, service areas or technical facilities.
- **Small private chapel with its own courtyard**, a rare and valuable historical and architectural feature.
- **Approximately 11 hectares of land**, including arable fields, woodland and flat areas, ideal for farming, livestock, agritourism, glamping or nature trails.

Location & Potential

The property enjoys a dominant position with open views over the surrounding hills and the Sibillini Mountains. Proximity to the village ensures convenient access to services while preserving the peace and authenticity of the Marche countryside.

The property is perfectly suited for the development of:

- A charming country house or boutique agriturismo
- A scattered resort concept
- A wellness retreat immersed in nature
- A prestigious private residence
- An organic agricultural project with hospitality integration

A preliminary project has already been developed for conversion into a country house. There is also the possibility of acquiring an adjacent large building, further increasing development potential.

Thanks to European and regional incentives supporting rural regeneration and tourism development, the project may benefit from significant grants and financial support.

Distances

- Amandola town centre: approx. 4 km
- Sibillini Mountains National Park: approx. 20 km
- Adriatic coast: approx. 40 km

Why Invest

"San Martino" is a rare property rich in history, offering extensive land, a privileged setting and exceptional development potential, ideal for investors seeking authenticity, nature and long-term value in the heart of the Marche region.

Features

Code: 114625	Reason: Sale
Categoria: farmhouse to restore	Address: amandola
Municipality: Amandola	Zona: Campagna
Total Square Meters: 530 sq.m.	Bedrooms: 3
Bathrooms: 1	Rooms: 6
State of Preservation: to restore	gas: 5
floor: Multi-Storey	Total Floors: 3
independent Heating: independent	Parking: Uncovered Parking
Age Construction: 1967	Current Status: free upon deed
Balconies: Present	Terrace: Present
Garden: Private, 1.000 sq.m.	Kitchen: Kitchenette
Box: Double, 40 sq.m.	

Nearby

Gym	Spa
-----	-----

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices









