

## **farmhouse to restore for sale in Ripatransone**

### **Campagna**

### **€ 100.000**

### **Ref. 114752**



**80 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4**

#### **Detached House with Garden and Land for Sale in Ripatransone, Ascoli Piceno, Marche, Italy**

We are pleased to offer for sale a charming detached home in move-in condition, located in a peaceful, panoramic area of Ripatransone. This single-story house offers approximately 60 sqm of living space and includes:

- **Entrance:** Direct access into a welcoming hallway
- **Living Room:** Spacious and bright, with access to a paved outdoor area of about 21 sqm - perfect for al fresco dining or relaxing
- **Kitchen:** Functional rear kitchen area
- **Bedrooms:** One double bedroom and one single bedroom, ideal for a small family or guests
- **Bathroom:** Equipped with a shower and electric towel warmer

Additionally, the property includes a **cellar** of around 7 sqm.

#### **Utilities and Features:**

- The house is fully connected to water and electricity
- Cooking gas is supplied via gas cylinders

- Heating is provided by a pellet stove in the living area, and inverter air conditioning units (hot/cold) in the bedrooms

#### Land:

The property spans a total of **3.5 hectares**, divided into various plots with moderate slopes, all located not far from the house. The land includes:

- A quarter of the area planted with fruit trees and about **200 olive trees**
- The remaining land features a walnut grove and clay hills (known as calanchi)
- There is also a **water collection tank** on the property, useful for irrigation

This home offers a perfect blend of comfortable living and expansive natural surroundings - ideal for those seeking peace, privacy, and a close connection to nature.

## Certification

**Energy Class:** D

## Features

Code: 114752	Reason: Sale
Categoria: farmhouse to restore	Address: co ntrada magnola
Zip Code: 63065	Municipality: Ripatransone
Zona: Campagna	Total Square Meters: 80 sq.m.
Bedrooms: 2	Bathrooms: 1
Rooms: 4	floor: Ground Floor
Total Floors: 1	Current Status: free upon deed

## Nearby

Gyms	Spa
Tennis Courts	Bike Lanes
Playgrounds	Kindergarten
Elementary Schools	Cafe
Post Offices	Municipal Offices













