

# detached House for sale in Monteleone di Fermo

## Campagna

### € 240.000

### Ref. 114833



**560 sq.m. | Bathrooms: 2 | Bedrooms: 5 | Rooms: 14**

#### **Detached House with Rustic Building and Land for Sale in Monteleone di Fermo**

This property includes a main house, a rustic outbuilding, and a plot of land with a productive olive grove.

Set in a stunning panoramic location just a few kilometers from the town center, we are pleased to offer exclusively a rare real estate opportunity: two residential buildings nestled in the rolling hills of the Marche region, with approximately 5,000 m<sup>2</sup> of land including a garden, vegetable patch, and a productive olive grove.

#### **Main House (Built in 2000)**

- Approx. 350 m<sup>2</sup> over three floors

#### **Ground floor:**

Spacious garage with two independent vehicle entrances

#### **First floor:**

Bright and airy apartment featuring:

- Entrance hall

- Living room with fireplace
- Spacious kitchen
- Three double bedrooms
- Bathroom
- Two panoramic balconies

**Second floor:**

Unfinished attic with balcony, ready to be customized by the new owner

**Utilities and Features:**

- Connected to water and electricity mains
- Heating system with gas boiler connected to underground tank
- Cast iron radiators
- Mixed construction (reinforced concrete and masonry)
- Wooden windows with double glazing, wooden shutters
- Grey plastered exterior
- The building is in excellent condition and move-in ready

**Rustic Outbuilding (Pre-1967)**

- Approx. 210 m<sup>2</sup> across three levels

**Ground floor:**

Storage rooms, cellar, and utility space

**First floor:**

Access via external staircase, includes living room, kitchen, two bedrooms, and a storage room

**Second floor:**

Attic space with a maximum height of 2.05 meters

**Features:**

- Original masonry structure with wooden beams and traditional terracotta roof tiles
- Requires complete renovation - ideal for residential or hospitality conversion projects

**Land and Olive Grove**

- Approx. 5,000 m<sup>2</sup> adjacent to the buildings
- Includes landscaped garden area, vegetable garden, and a grove of olive trees producing high-quality oil

**Optional purchase:**

Up to 60,000 m<sup>2</sup> of additional agricultural land available for €60,000 - perfect for expanding the property or developing an agricultural or agritourism business.

This property is perfect for those seeking peace, space, nature, and investment potential in one of the most charming areas of the Marche region.

**Certification**

**Energy Class:** G

**Features**

Code: 114833

Reason: Sale

Categoria: detached House

Address: Via Chiavanella, 22

Zip Code: 63841

Municipality: Monteleone di Fermo

Zona: Campagna

Total Square Meters: 560 sq.m.

Bedrooms: 5

Bathrooms: 2

Rooms: 14

State of Preservation: Good

floor: Multi-Storey

Total Floors: 3

independent Heating: independent

Current Status: free upon deed

Balconies: Present

Terrace: Present

Garden: Private

Double Beds: 2

Single Beds: 1

Kitchen: Regular Kitchen

Box: Quadruple, 99 sq.m.

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Cafe

Post Offices

Municipal Offices













