

## Rustic for sale in Amandola Collina € 290.000 Ref. 115016



**610 sq.m. | Bathrooms: 1 | Bedrooms: 4 | Rooms: 10**

### Property Complex for Sale in Amandola (FM) - Renovation Project with Post-Earthquake Grant

Set in the rolling hills of Amandola, within the stunning Sibillini Mountains National Park, this substantial property represents an excellent investment opportunity. Nestled in a peaceful natural setting yet close to all amenities, it offers huge potential for redevelopment.

Amandola is a historic Marche town, well known for its artistic heritage, lively cultural traditions, and excellent location for outdoor pursuits such as walking, cycling, and food & wine trails. The area is highly sought after by both Italian and international buyers for its authenticity and tranquillity.

The complex sits on the edge of the residential and tourist accommodation area of the town, ensuring privacy while maintaining easy access to local services. The grounds extend to approx. **8,000 sqm**, much of which falls into a completion zone, opening up scope for further development. Adding further appeal, the property includes a productive truffle grove - a unique feature for anyone interested in small-scale agriculture or gourmet experiences.

Originally built in 1967, the buildings offer around **610 sqm** of accommodation. The structures are solid but require full renovation.

Importantly, the property benefits from eligibility for a **public reconstruction grant of approx. €400,000** following the 2016 earthquake. As no project has yet been submitted, the buyer has the flexibility to work with a surveyor/architect to adapt the plans and tailor the redevelopment to personal needs.

With its size, location, and potential for extension, the estate would lend itself perfectly to a **private residence with guest accommodation**, such as an agriturismo, boutique B&B, or wellness retreat.

The setting is truly spectacular, with uninterrupted panoramic views of the Sibillini Mountains and the surrounding valley - a rare chance to create a home in an oasis of beauty and calm.

#### Key Distances

- Fermo: ~50 km (1 hr)
- Ascoli Piceno: ~40 km (50 mins)
- Macerata: ~60 km (1 hr 15 mins)
- Civitanova Marche (Adriatic coast): ~70 km (1 hr 20 mins)
- Ancona (International Airport): ~100 km (1 hr 40 mins)
- Rome: ~230 km (3 hrs 30 mins)
- San Benedetto del Tronto (seaside): ~60 km (1 hr)

**An ideal opportunity for buyers looking to create a countryside home while remaining within easy reach of historic towns, seaside resorts, and essential services.**

Get in touch today to arrange a viewing or request further details.

## Features

Code: 115016	Reason: Sale
Categoria: Rustic	Address: Località Villa Rustici
Zip Code: 63857	Municipality: Amandola
Zona: Collina	Total Square Meters: 610 sq.m.
Bedrooms: 4	Bathrooms: 1
Rooms: 10	State of Preservation: to restore
floor: Multi-Storey	Total Floors: 3
Age Construction: 1967	Current Status: free upon deed
Garden: Private	Kitchen: Kitchenette
Box: Double	

## Nearby

Gyms	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







