

# Farmhouse for sale in Amandola

## Campagna

### € 550.000

### Ref. 115168



**365 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 8**

**"Il Salice Piangente" Country House - Fully Restored - Amandola (FM), Marche**  
**With swimming pool, 2 hectares of land, panoramic views of the Sibillini Mountains and San Ruffino Lake**

Set among the gentle hills of the Marche, in one of the most scenic areas of the Sibillini Mountains National Park, we offer for sale the prestigious country house Il Salice Piangente, beautifully restored in 2020 and surrounded by approximately **2 hectares of private land with a panoramic swimming pool**.

An ideal property for those seeking a charming private residence, a boutique agriturismo, a luxury B&B or a high-end countryside retreat.

#### **Prime panoramic location**

The property is located near **Amandola**, a historic hill town in the province of Fermo, just minutes from the picturesque **Lake San Ruffino**, and enjoys stunning open views over the Sibillini Mountains.

The area is renowned for:

- Hiking trails and nature paths
- Winter ski resorts (Bolognola, Sassotetto)

- Traditional Marche cuisine and wine culture
- Medieval villages, art and local traditions
- Adriatic coast within approx. 40 minutes

A perfect destination for nature lovers, outdoor activities, relaxation and experiential tourism.

### Property description

The house is arranged over **three levels**, featuring bright interiors, quality finishes and carefully restored original materials such as exposed stone walls, wooden beams and traditional terracotta roof tiles.

#### Ground floor

- Spacious living room with fireplace
- Large kitchen with pantry
- Guest toilet
- Direct access to the garden

#### First floor

Accessible both internally and directly from the garden:

- Welcoming sitting room with working fireplace
- Two French doors with double exposure:
  - towards the swimming pool and garden
  - towards the Sibillini Mountains panorama
- Three double bedrooms, each with en-suite bathroom

#### Second floor (attic level)

- Elegant relaxation / reading area with panoramic views
- Double bedroom with private bathroom and walk-in dressing area

#### Construction features

- Complete renovation in 2007/2008, followed by seismic upgrades after the 2016 earthquake
- Load-bearing stone walls
- Traditional terracotta roof tiles
- Bright interiors with refined stone detailing
- Modern, fully compliant installations

#### Outdoor areas

The property includes:

- Panoramic swimming pool with mountain views
- Over **18,000 sqm of land**, partly landscaped garden
- Potential to create relaxation areas, barbecue spaces, pergolas or hospitality facilities

#### Why choose this property

- Ideal for boutique B&B, country house or agriturismo
- Perfect as a private countryside residence
- Close to services, ski slopes, beaches and nature trails
- Unique views of the Sibillini Mountains and Lake San Ruffino
- High tourist demand area in the Marche

A solid investment and a unique lifestyle opportunity in harmony with nature.

**Viewings highly recommended.**

## Certification

Energy Class: E

EPgInr: 147.81 kwh/□

## Features

Code: 115168

Reason: Sale

Categoria: Farmhouse

Address: VILLA CACCIANEBBIA

Municipality: Amandola

Zona: Campagna

Total Square Meters: 365 sq.m.	Bedrooms: 4
Bathrooms: 4	Rooms: 8
State of Preservation: Excellent	gas: 6
gas: 2	floor: Multi-Storey
Total Floors: 3	independent Heating: independent
Parking: Uncovered Parking	Age Construction: 1967
Current Status: free upon deed	Terrace: Present
Garden: Private	Kitchen: Present

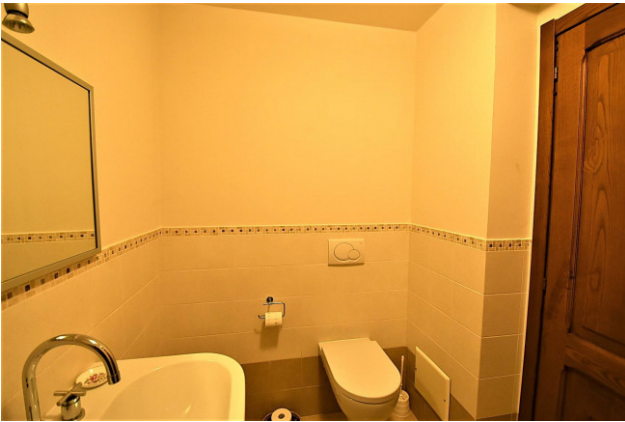
## Nearby

Gym	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Public Transport
Kindergarten	Elementary Schools
Schools	High Schools
Cafe	Post Offices
Shopping Centers	

















Pianta piano primo (sottotetto)

