

## Rustic for sale in Amandola

### Campagna

**€ 45.000**

**Ref. 115169**



**130 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

#### **"Rustico Paradiso" - Country Stone Farmhouse with Private Land for Sale in Amandola (FM) - Marche, Italy**

We are pleased to present "Rustico Paradiso," a traditional Marche farmhouse set within the peaceful green landscape of Amandola, in the heart of the Sibillini Mountains National Park.

Built before 1967 and now requiring full renovation, this property represents an excellent opportunity for those seeking a farmhouse with private grounds to restore and personalise.

**Location & Surroundings**The farmhouse is located in a quiet, private, and panoramic area, ideal for anyone wishing to live close to nature without giving up everyday conveniences.

The historic town of **Amandola** is just **2 km away**, reachable in a few minutes by car.

Amandola is one of the most charming villages in the Marche region, rich in history, traditional cuisine, nature trails, services and year-round cultural life. Its strategic position offers easy access both to the Sibillini Mountains and to the Adriatic coast.

**Property Features**The farmhouse is arranged over **two levels**, with a **total internal area of approx. 130 sqm.**

The preliminary renovation concept envisioned:

## Ground floor

- Spacious open-plan living area
- Bright lounge
- Kitchen with dining
- Bathroom

## First floor

- Three double bedrooms
- Second bathroom

The large volumes offer strong potential for creating a comfortable family home or a second-home retreat for hosting friends and guests.

Outdoor Space & Exposure The sale includes a **private courtyard and surrounding land of approx. 1,200 sqm**, ideal for a garden, vegetable area, outdoor dining, or a relaxing green space.

The **south-east-west exposure** ensures natural light throughout the day and wonderful views over the Marche countryside.

## Why Choose This Property

- Immersed in nature yet close to services
- Ideal as a primary residence, holiday home, or investment
- Perfect for nature-lovers, trekking, outdoor living and anyone seeking peace
- Strong renovation potential
- Highly desirable area within the Sibillini Mountains territory

## Features

Code: 115169	Reason: Sale
Categoria: Rustic	Address: villa casa paradisi superiore, snc
Zip Code: 63857	Municipality: Amandola
Zona: Campagna	Total Square Meters: 130 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 4	State of Preservation: to restore
floor: Multi-Storey	Total Floors: 2
independent Heating: independent	Age Construction: 1967
Current Status: free upon deed	Garden: Private
Kitchen: Exposed Kitchen	

## 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

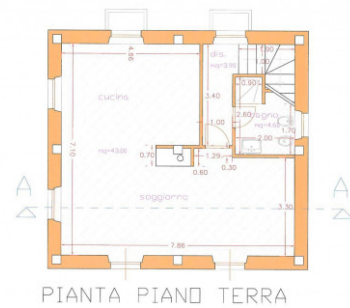




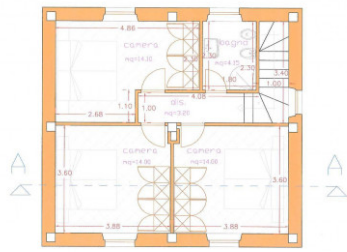




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