

# Townhouse for sale in Sarnano

## Campagna

**€ 70.000**  
**Ref. 115248**



**417 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6**

**Townhouse with 45,000 sqm Land and Warehouse for Sale in Sarnano, Macerata, Marche, Italy**

In the heart of the Marche countryside, in Sarnano, lies this enchanting three-story house, a gem of rustic charm and modern comfort. Set in a peaceful oasis, this property invites you to live in harmony with nature without sacrificing proximity to essential services.

**Main Features:**

**Authentic Rustic Style:** Built before 1967, this historic residence was lovingly renovated in the 1990s, retaining its original charm.

**Generous Spaces:** With a total area of 417 sqm, the main house spans three levels and covers approximately 120 sqm, offering spacious and well-distributed rooms. The warehouses, totaling about 297 sqm, have been partially restored, with the potential to build another residence.

**Vast Agricultural Land:** The property includes a flat land area of about 45,000 sqm, ideal for those dreaming of cultivating their own garden or enjoying open spaces.

**Optimal Sun Exposure:** With a southeast-west orientation, the house benefits from exceptional sunlight and panoramic views of the gentle surrounding hills.

**Cozy Interiors:** The interiors are meticulously detailed, featuring wood finishes that create a warm and inviting atmosphere.

**Energy Efficiency:** Equipped with an independent LPG heating system, the house ensures comfort and energy savings.

**Private Garden:** A large garden surrounds the residence, providing an ideal space for relaxation and outdoor enjoyment.

**Additional Spaces:** A cellar, a warehouse, and an attic enhance the house, offering practical storage solutions.

**Versatility:** Perfect as a vacation home or primary residence, this three-story house suits the needs of a family or anyone looking for ample and flexible spaces.

**Personalization:** With some maintenance work, you can further customize the spaces and enhance every corner of this home.

This property is not just a house; it's a retreat where you can create unforgettable memories, surrounded by the unspoiled beauty of the Marche region.

Take the opportunity to make it yours and embrace a peaceful and fulfilling lifestyle.

## Certification

**Energy Class:** G

**EPgInr:** 332.56 kwh/□

## Features

Code: 115248

Reason: Sale

Categoria: Townhouse

Address: Contrada Schito

Zip Code: 62028

Municipality: Sarnano

Zona: Campagna

Total Square Meters: 417 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 6

State of Preservation: fairly good

floor: Multi-Storey

Total Floors: 2

independent Heating: independent

Age Construction: 1980

Current Status: free upon deed

Garden: Private

Double Beds: 2

Single Beds: 1

Kitchen: Exposed Kitchen

Box: Single









