

Farmhouse for sale in San Ginesio

€ 230.000
Ref. 115271



164 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8

Fully Rebuilt Country House for Sale in San Ginesio (Marche, Italy) - Seismic-Resistant, with Private Garden and Land. Close to the Sibillini Mountains and the Adriatic Coast

In the heart of the beautiful Marche region, in a private and peaceful setting, we offer for sale an elegant country house with exclusive garden, located in San Ginesio, one of Italy's most authentic and charming historic villages.

This property represents an excellent opportunity for those seeking an independent home immersed in nature, while remaining close to major natural and cultural attractions, from the Adriatic coast to the Sibillini Mountains National Park.

Completely rebuilt in 2023 in accordance with the latest seismic regulations, the property extends over approximately 164 sq m across two levels. The interiors are bright and welcoming, with high-quality finishes combining traditional Marche character with modern comfort.

Key features

- Seismic-resistant country house, rebuilt in 2023
- Approx. 164 sq m over two floors
- Spacious wooden porch, ideal for outdoor relaxation
- Bright living area with dual access
- Fully equipped kitchen
- 3 generously sized bedrooms
- 2 modern bathrooms

- Thermally efficient double-glazed windows
- Underfloor heating system
- Ventilated and highly insulated roof
- Partially furnished and ready to move into

Outdoor areas and land

The property includes a fenced private garden of approximately 600 sq m, ideal for enjoying outdoor living in complete privacy. A short distance away, an additional 1,550 sq m plot of agricultural land offers space for a vegetable garden, orchard or aromatic plants. A cellar and a storage building complete the property, ideal for storage or workshop use.

Strategic location between sea, mountains and historic villages

The property enjoys a prime location with easy access to:

- The Sibillini Mountains National Park, ideal for hiking and outdoor activities
- The Adriatic coast, including Civitanova Marche and Porto San Giorgio
- Historic towns such as Sarnano, Tolentino, Amandola and Fiastra
- Nature trails, cycling routes, lakes and trekking paths

This makes the property ideal as a holiday home, a primary residence, or a high-end rental investment.

Why choose this property

- Competitive price
- Ready to move into with high-quality finishes
- Excellent energy efficiency and living comfort
- Guaranteed privacy and tranquillity
- Close to services, nature and cultural attractions
- Strong investment potential in the Marche region

Contact us today to arrange a viewing of this exceptional country house.

Certification

Energy Class: A4

Features

Code: 115271	Reason: Sale
Categoria: Farmhouse	Address: Contrada Morico, 73
Municipality: San Ginesio	Total Square Meters: 164 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 8	State of Preservation: Restored
floor: Multi-Storey	Total Floors: 2
independent Heating: independent	Age Construction: 2023
Current Status: free upon deed	Garden: Private, 600 sq.m.
Max Number of Beds: 10	Double Beds: 2
Single Beds: 1	Kitchen: Regular Kitchen

Nearby

Gym	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices







