A & G Immobiliare
via ascenziani, 19 - 63857 Amandola (FM)
0736847681

Villa for sale in San Ginesio
CAMPAGNA
€ 380.000
Ref. 115273



536 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 10

Newly Built Villa for Sale in San Ginesio – Seismic-Resistant Property with Land and Views of the Sibillini Mountains
In San Ginesio, one of the most charming villages in the Marche region, surrounded by peaceful countryside and beautiful natural scenery, stands this modern detached villa, completed in 2026 to the highest construction and energy-efficiency standards.
An elegant residence designed for those wishing to live immersed in nature while remaining close to local amenities and the area's main attractions.

The villa extends over four levels with a total gross area of approximately 400 sq m, offering spacious and bright interiors designed for comfort, functionality and quality living. Its full south-east-west-north exposure ensures excellent natural light throughout the day.
Interior features
The property includes 10 rooms, comprising:

- 5 bedrooms
- 3 bathrooms
- Spacious fitted kitchen
- Large and versatile living areas

Finishes include:

- Porcelain stoneware flooring
- Thermally insulated PVC window frames
- Aluminium shutters

The independent heating system is powered by LPG with wall-mounted radiators.
Structural and energy features
From both a structural and energy-efficiency perspective, the villa represents a high-quality solution:

- Seismic-resistant construction
- External thermal insulation system
- Photovoltaic solar system

These features guarantee safety, energy efficiency and reduced running costs.
Outdoor spaces and additional buildings
The property includes:

- 1,290 sq m of private land
- 2,970 sq m of courtyard/garden area

Ideal for landscaped gardens, outdoor living areas and relaxation spaces.
Additional features include:

- Attic space on the second floor
- Storage room on the semi-basement level
- Large double garage of approximately 127 sq m with two independent doors
- Warehouse/outbuilding for storage and agricultural equipment

Location
The villa enjoys an excellent location just a few minutes from the centre of San Ginesio and close to some of the most attractive towns in the area.
Distances include:

- Sarnano: approx. 10 minutes
- Amandola: approx. 15 minutes
- Lake Gerosa and the Sibillini Mountains: approx. 10–15 minutes
- Adriatic coast: approx. 45–50 minutes
- Macerata: approx. 35 minutes
- Ancona-Falconara Airport: approx. 1 hour

Why choose this property
An ideal solution for those seeking a villa for sale in the Marche region, perfect as a primary residence, second home or property investment in a scenic and highly desirable location.

Don’t miss the opportunity to acquire this prestigious villa in one of the most beautiful and sought-after areas of Marche.

Certification

Energy Class: A4	**EPglnr**: 22.13 kwh/□

Features

Code: 115273	Reason: Sale
Categoria: Villa	Address: Contrada Morichella, 28
Municipality: San Ginesio	Zona: CAMPAGNA
Total Square Meters: 536 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 10
State of Preservation: Excellent	gas: 4
floor: Multi-Storey	Total Floors: 3
independent Heating: independent	Parking: Carport

Age Construction: 2026	Current Status: free upon deed
Garden: Private, 2.970 sq.m.	Kitchen: Regular Kitchen
Box: Double, 127 sq.m.	

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	











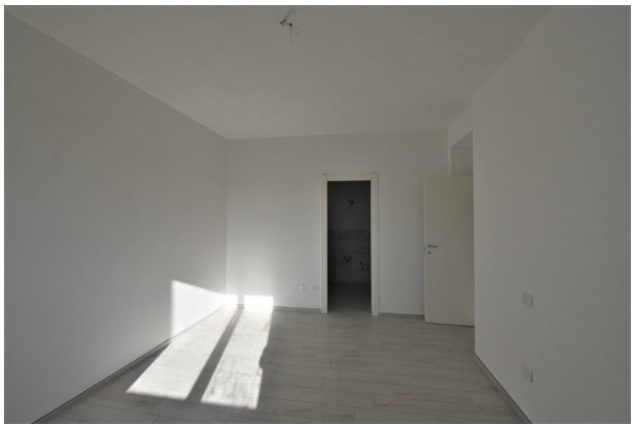






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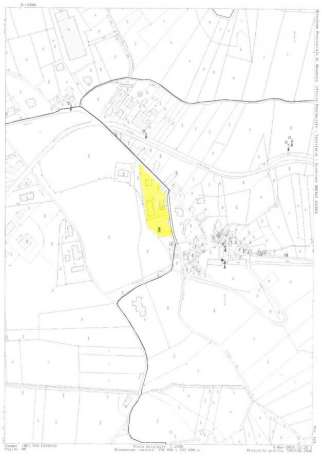




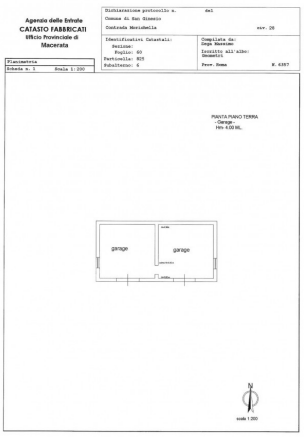


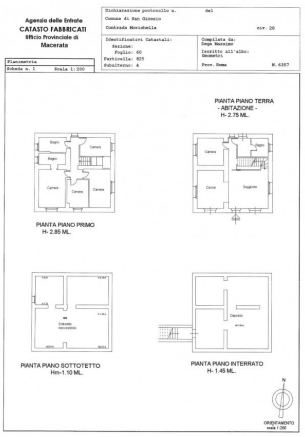


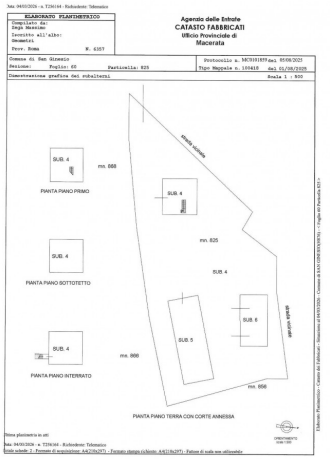




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