

Townhouse for sale in Montefortino

Collina

€ 60.000

Ref. 115295



200 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6

"Giacomo Leopardi" Tower House, Montefortino, Marche, Italy

Historic residence to be completed and transformed into a unique private home or hospitality property

In the authentic heart of the **Sibillini Mountains**, where medieval villages still preserve the legacy of noble families of the past, stands the **"Giacomo Leopardi" Tower House** - a rare example of **historic architecture** connected to branches of the family of the celebrated Italian poet.

A place where history, landscape and memory remain beautifully intertwined.

Situated in a commanding position overlooking the village of **Montefortino**, the tower - currently registered as storage premises - enjoys extraordinary views across stone alleyways, historic rooftops, bell towers, the Tenna Valley and the peaks of Mount Priora and Mount Sibilla.

A timeless and almost literary atmosphere that perfectly reflects **the authentic spirit of the Sibillini area**.

Historic origins and architectural character

The tower dates back to the medieval period and has undergone a conservative shell restoration aimed at preserving its original

identity and architectural character.

Important original features include:

- Porphyry stone frames and lintels, showcasing the craftsmanship of the period
- Wooden floors and traditional terracotta tiles, carefully preserved and restored
- Remains of ancient frescoes, valuable traces of the building's historic past
- Three-level vertical structure of approximately 200 sq m, typical of historic watchtowers

According to local tradition, the building may originally have served as a defensive watchtower protecting the village, adding significant historical and symbolic value.

Current condition and development potential

Although structurally sound thanks to the restoration work already completed, the tower still requires internal finishing works, utilities installation and interior layout development in order to be transformed into:

- Prestigious private residence
- Historic character home
- Exclusive hospitality property

The interiors remain unfinished, allowing complete freedom of design and customisation for those wishing to create a unique and refined property fully integrated into its historic setting.

Location, atmosphere and outdoor potential

The tower enjoys exceptional panoramic views across hills, woodland and mountain peaks.

An adjacent plot of land is also available, ideal for:

- Creating a panoramic swimming pool
- Outdoor dining and BBQ areas
- Gazebos and relaxation spaces
- Outdoor areas for hospitality activities

An ideal setting for living or welcoming guests in complete tranquillity, surrounded by the unique atmosphere of the Sibillini Mountains.

Strategic distances

Montefortino offers a perfect balance between nature, spirituality and accessibility.

Main destinations can be reached easily:

- Madonna dell'Ambro Sanctuary - 8 minutes
- Amandola - 15 minutes
- Comunanza - 20 minutes
- Sarnano - 30 minutes
- Fermo - 55 minutes
- Ascoli Piceno - 50 minutes
- Civitanova Marche / Adriatic coast - 1 hour
- Ancona-Falconara Airport - 1 hour 20 minutes

An ideal location for those seeking a historic property immersed in a remarkable natural setting while remaining well connected to the main towns and services.

Features

Code: 115295	Reason: Sale
Categoria: Townhouse	Municipality: Montefortino
Zona: Collina	Total Square Meters: 200 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 6	State of Preservation: partially restored
floor: Multi-Storey	Total Floors: 3
Age Construction: 1967	Current Status: free upon deed
Garden: Private	Kitchen: Exposed Kitchen

Nearby

Fitness Centers

Tennis Courts

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

Cafe

Post Offices









