

Farmhouse for sale in Falerone

Campagna

€ 550.000

Ref. 115318



297 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 15

Stone Country House with Private Grounds and 3,773 sq m of Land for Sale in Falerone, Between the Adriatic Coast and the Sibillini Mountains

Nestled among the gentle rolling hills of the **Marche countryside**, just a few minutes from the charming village of Falerone, this prestigious stone country house with private grounds and land offers an appealing combination of traditional rural character and modern comfort.

Built entirely of stone in 2000 and meticulously maintained, the property extends over three floors, with a total area of approximately 297 sq m, offering spacious, bright interiors that blend harmoniously with the surrounding landscape.

The house comprises **15 rooms**, including four generously sized bedrooms, three bathrooms, a spacious eat-in kitchen, laundry room, cellar, plant room, storage rooms, an elegant covered portico and a beautiful panoramic terrace overlooking the Marche countryside.

The interiors feature traditional materials such as **stone and timber**, creating a warm, authentic and welcoming atmosphere throughout the year.

Thanks to its south-, east- and west-facing orientation, the property enjoys excellent natural light throughout the day, with changing views across the surrounding countryside.

Key Property Features

- Total property area of approximately 297 sq m
- 4 bedrooms
- 3 bathrooms
- Spacious eat-in kitchen
- Laundry room, cellar, storage rooms and plant room
- Large covered portico and panoramic terrace
- Double-glazed windows
- Independent mains gas heating
- Pellet stove
- Radiator heating system
- Some furnishings included in the sale

Outdoor Spaces and Additional Facilities

Surrounded by the tranquillity of the Marche countryside, the house benefits from private grounds surrounding the building, providing an ideal setting for outdoor relaxation, family meals and entertaining guests in complete privacy.

The property also includes approximately 3,773 sq m of adjoining land, offering valuable outdoor space for anyone wishing to enjoy a closer connection with nature, create an extensive garden, plant fruit trees, establish an organic vegetable garden or simply appreciate the beautiful views across the rolling Marche hills.

Additional facilities include:

- Two covered parking spaces
- Three uncovered parking spaces
- Cellar
- Storage building

A Strategic Location in the Heart of the Marche Region

One of the property's greatest advantages is its location. Both the renowned beaches of the Adriatic Riviera and the spectacular mountains of the Sibillini Mountains National Park, one of Central Italy's most beautiful natural areas, can be reached in less than an hour.

This makes the country house an attractive choice not only as a permanent residence, but also as a prestigious second home or a property with potential for a boutique hospitality venture, country house accommodation or holiday rental investment, subject to the necessary permissions.

An Authentic Marche Country Residence

This property embodies the essence of the Marche lifestyle: unspoilt landscapes, nature, privacy, generous living spaces and authentic architectural character.

Combining elegance and tradition, it is ideal for those wishing to live surrounded by greenery while remaining within easy reach of local amenities and major transport routes.

A distinctive country residence where the timeless charm of natural stone meets the beauty of the Marche hills, between the blue waters of the **Adriatic Sea** and the peaks of the **Sibillini Mountains**.

Certification

Energy Class: D

EPgInr: 143.06 kwh/□

Features

Code: 115318	Reason: Sale
Categoria: Farmhouse	Address: Contrada Piagge, 1
Zip Code: 63837	Municipality: Falerone
Zona: Campagna	Total Square Meters: 297 sq.m.
Bedrooms: 4	Bathrooms: 3
Rooms: 15	State of Preservation: Excellent
gas: 3	gas: 2
gas: 2	floor: Multi-Storey
Total Floors: 3	independent Heating: independent
Parking: Carport	Age Construction: 2000

Current Status: free upon deed	Balconies: Present
Terrace: Present	Garden: Private, 500 sq.m.
Max Number of Beds: 10	Double Beds: 2
Single Beds: 2	Sea Distance: 25.000 meter
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	















