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

Farmhouse for sale in Montefortino
Campagna
€ 720.000
Ref. 115319



319 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 10

Countryhouse with Heated Pool, Productive Truffle Grounds and Indoor Pickleball Court between Amandola and Montefortino

Set within the Sibillini Mountains National Park, between the historic towns of **Amandola and Montefortino**, this country property comprises a **villa of approximately 320 m²**, a **heated swimming pool** and a **multipurpose outbuilding of over 600 m²**, set in **approximately 25,000 m² of fully fenced land**.

The grounds include a **productive truffle-growing area**, a chestnut grove, a vegetable garden and extensive green spaces. Further features include a **20 kW solar PV system** with a 10 kW battery backup, a private well for irrigation (Hunter system) and an **indoor pickleball court** within the outbuilding.

An appealing choice for anyone seeking a home surrounded by nature, with generous space for everyday living, entertaining and leisure. The size and variety of the accommodation and ancillary buildings also offer scope for a tourism or hospitality venture, subject to the necessary consents.

Location

The property enjoys an elevated setting with panoramic views across the rolling hills of Le Marche and the **Sibillini Mountains**, combining privacy with convenient access to local amenities.

The surrounding area retains the distinctive character of inland Le Marche, with historic towns, rural landscapes and countryside

trails. Nearby destinations include **Lake Gerosa**, **Lake Fiastra**, **Sarnano** and **Castelluccio di Norcia**, alongside numerous routes for walking, cycling and horse riding.
The beaches of the **Adriatic coast** are approximately an hour's drive away. **Ancona, Perugia and Pescara** are the nearest airport options. In winter, you can enjoy skiing at the **Sassotetto ski resort**, which offers ski slopes and lifts and is just a 30-minute drive from the property.
The Countryhouse
Built in 1992 and carefully maintained over the years, the villa is arranged over **three floors**, with a total floor area of **approximately 320 m²**.
The ground floor
The entrance leads into a bright living area comprising a sitting room with fireplace, a kitchen and space for dining, suited to both family life and entertaining. The floor also includes a **guest bedroom** and a **guest bathroom**. The guest room has A/C. Four large glazed doors open onto the **covered terrace with panoramic views** towards Amandola to the north and the Sibillini mountains to the west.
A spacious terrace surrounds the swimming pool, creating a seamless connection between the indoor living spaces and the garden.
The first floor comprises:

- **Four spacious bedrooms of which the master bedroom has A/C**
- **Two bathrooms**
- **Beautiful views across the surrounding countryside to the mountains from the bedrooms.**

Lower Ground Floor (Basement)
The lower ground floor features a spacious, rustic-style living and entertaining area, complete with a kitchen, dining area, **impressive fireplace and traditional pizza oven**. The room also accommodates a double bed, making it a versatile space particularly suitable for families with children.
This level also includes a **bathroom, a laundry room and direct access to the 40 m² underground garage**.
The Heated Swimming Pool
The recently installed heated swimming pool is one of the property's standout features. Set within the garden, it enjoys open views of the Sibillini Mountains and is surrounded by a spacious **sun terrace**.
A **dedicated pool-heating system, powered by solar panels,** allows the swimming season to extend beyond the summer months. The private, panoramic setting makes this a particularly inviting place to relax and enjoy the outdoors.
The Grounds and Truffle-Growing Area
The fully fenced grounds extend to approximately 25,000 m² and include:

- **A productive truffle-growing area**
- **A chestnut grove**
- **An established vegetable garden**
- **An ornamental garden**
- **Extensive green spaces**
- **A private well** with a 16 m³ reservoir connected to a Hunter irrigation system used to water the gardens and cultivated areas.

The truffle grounds and chestnut grove add a distinctive dimension to the property, offering the opportunity to enjoy and develop its agricultural potential.
Energy Systems and Efficiency
The property benefits from a 20 kW solar PV system with a 10 kW battery pack powering an external heat exchanger providing water to the radiators. The system provides approximately **80% of the electricity used.**
These features contribute to indoor comfort and help manage energy consumption.
A charger for electric vehicles has been installed at the entrance to the garage.
The Multipurpose Outbuilding and Pickleball Court
The property includes a recently refurbished outbuilding of over 600 m², equipped with solar panels and a battery pack.
Its generous proportions lend themselves to a range of uses, including storage, housing machinery and equipment, or accommodating motorhomes and collections of cars and motorcycles.
An **indoor pickleball court** has been installed within the building, allowing play in all weather conditions.
Other potential uses, such as a workshop, showroom, fitness area or facilities supporting a hospitality business, would be subject to planning compatibility and any necessary permissions.
Partly Furnished
The villa is offered partly furnished, with the included furniture and accessories chosen to complement the interiors.
This makes it easier for the new owners to settle in and enjoy the house from the outset.
A Property to Enjoy and Develop
The combination of residential accommodation, a swimming pool, land and substantial ancillary spaces makes this a versatile property in the Sibillini area.
It is ideally suited to use as a **private residence**, with ample room for hosting family and friends and pursuing interests in sport, gardening and outdoor living.
For buyers considering an investment, the property also offers scope for a **boutique hospitality project**, holiday letting or stays

centred on wellbeing and outdoor activities, subject to the necessary checks and permissions.

Key Features

- **Villa of approximately 320 m² arranged over three floors**
- **Five bedrooms in total**
- **Four bathrooms in total**
- **Heated swimming pool with sun terrace**
- **Covered terrace and panoramic outdoor terrace**
- **Approximately 25,000 m² of fully fenced land**
- **Productive truffle grounds and chestnut grove**
- **Established vegetable garden and ornamental garden**
- **Private irrigation well with a dedicated pump**
- **20 kW solar panels with a 10kW battery backup system**
- **Central heating provided by an external heat exchanger**
- **Spacious rustic-style room for dining and entertaining**
- **Refurbished outbuilding of over 600 m²**
- **Indoor pickleball court**
- **SIngle underground garage**
- **Large forecourt with ample parking**
- **Panoramic views of the Sibillini Mountains**
- **Peaceful, private setting**
- **Furniture partly included in the sale**

Certification

Energy Class: D

Features

Code: 115319	Reason: Sale
Categoria: Farmhouse	Address: Località Cese
Zip Code: 63858	Municipality: Montefortino
Zona: Campagna	Total Square Meters: 319 sq.m.
Bedrooms: 5	Bathrooms: 4
Rooms: 10	State of Preservation: Excellent
gas: 2	gas: 2
gas: 2	gas: 4
floor: Multi-Storey	Total Floors: 3
independent Heating: independent	Parking: Carport
Age Construction: 1992	Current Status: free upon deed
Terrace: Present	Garden: Private
Max Number of Beds: 10	Double Beds: 4
Single Beds: 1	Kitchen: Regular Kitchen
Box: Quadruple	

Nearby

Gym	Spa
Football Fields	Fitness Centers

Tennis Courts	Bike Lanes
Playgrounds	Public Transport
Kindergarten	Elementary Schools
Schools	High Schools
Cafe	Post Offices
Municipal Offices	

















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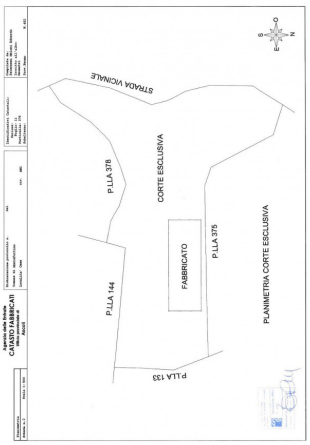


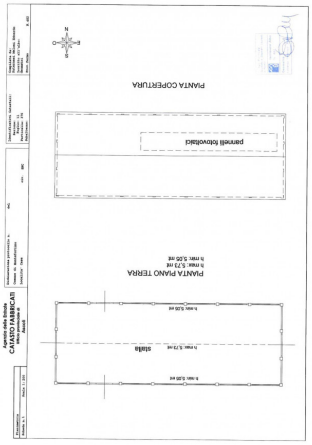


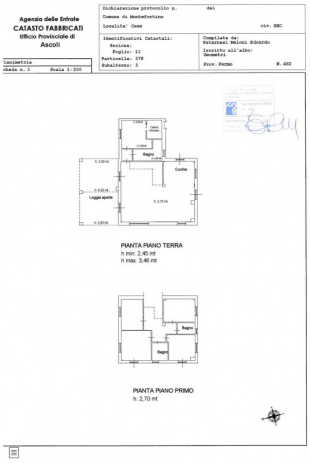
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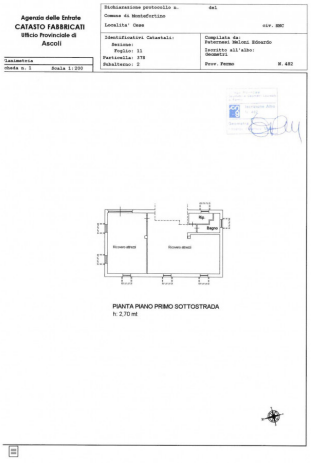


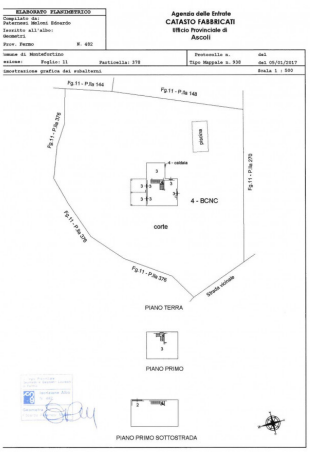












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