Immobiliare Mare&Colline
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Cottages and Farmhouses for sale in Offida

€ 150.000

Ref. 102



200 sq.m. | Bathrooms:: 1 | Bedrooms:: 3 | Rooms: 7

OFFIDA (Marche, Italy) – Country House with 12,000 sqm of Land, Vineyard and Olive Grove, Just Minutes from One of Italy's Most Beautiful Historic Villages
Set amidst the rolling hills of the Marche countryside, just 4 km from the charming medieval village of Offida and approximately 20 km from the Adriatic coast and the seaside town of San Benedetto del Tronto, this traditional country house offers an exceptional opportunity to create a beautiful home in one of Central Italy's most authentic and unspoilt regions.
The property comprises approximately 200 sqm of internal accommodation and is surrounded by 12,000 sqm of level land, including a vineyard and mature olive trees, providing privacy, tranquillity and the authentic atmosphere of the Italian countryside.
The house enjoys a peaceful yet easily accessible location, surrounded by nature while remaining close to local amenities, restaurants, wineries and the beaches of the Riviera delle Palme.
The Property
The house is arranged over three levels plus a large attic, offering generous living spaces and excellent potential for redevelopment.
The ground floor currently comprises a spacious garage, a traditional tavern, a bathroom and several service/storage rooms. Subject to the necessary planning permissions, this level could be converted into additional living accommodation or an independent guest apartment, significantly increasing the property's residential potential.

The first floor accommodates the main residence, featuring an entrance hall, a spacious kitchen with pantry, a bright living room opening onto a balcony, two generous double bedrooms, both with private balconies, a family bathroom and a utility/laundry room.
Above, the property benefits from a large unfinished attic, offering further possibilities for additional accommodation, a home office, hobby room or other flexible living spaces, subject to local planning regulations.
Condition
The property benefits from a solid reinforced concrete structure, providing an excellent foundation for renovation and offering considerable flexibility when redesigning the internal layout.
Although structurally sound, the house requires complete internal modernisation, allowing the future owner to create a bespoke residence finished to contemporary standards while preserving the character and charm of a traditional Italian farmhouse.
Gardens and Land
The surrounding 12,000 sqm of level land is one of the property's most attractive features. The existing vineyard and olive grove perfectly complement the rural setting and offer opportunities for hobby farming, wine or olive oil production, or simply enjoying the peaceful countryside lifestyle.
The generous outdoor space also provides ample room for the construction of a swimming pool, landscaped gardens, outdoor entertaining areas or other leisure facilities, subject to the relevant permissions.
Location
The property is ideally positioned just a few minutes from Offida, officially recognised as one of "The Most Beautiful Villages in Italy" (I Borghi più Belli d'Italia).
Rich in history, culture and tradition, Offida is renowned for its medieval architecture, the magnificent Church of Santa Maria della Rocca, excellent local wines, outstanding restaurants and vibrant cultural events throughout the year, including its famous Carnival celebrations.
The Adriatic coastline, with its sandy beaches and lively seaside resorts, can be reached in approximately 20 minutes, while the region's airports and motorway connections make the property easily accessible from across Europe.
An Outstanding Opportunity
Whether as a prestigious private residence, an elegant holiday home, a multi-generational family property or a boutique hospitality project, this country house offers exceptional potential in one of the most desirable areas of the Marche region.
Its solid construction, generous internal spaces, extensive level grounds and outstanding location combine to create a rare opportunity to develop a truly remarkable property in the heart of authentic Italy.

Certification

Energy class: G

Features

Code:: 102	Type:: Sale
Categoria: Cottages and Farmhouses	Adress: via Lava
Zip code: 63035	Town:: Offida
Total sq m:: 200 sq.m.	Bedrooms:: 3
Bathrooms:: 1	Rooms: 7
Condition: To be restored	Floor: Multi
Total floors: 3	Heating: Autonomous
Balconies: Available, 3 sq.m.	Garden: Private, 12.000 sq.m.
Distance from the sea:: 20.000 meter	Garage: Double










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