Immobiliare Mare&Colline
Via Dante Alighieri, 13 - 63066 Grottammare (AP)
+393204082071

Cottages and Farmhouses for sale in Offida

€ 295.000

Ref. 44



300 sq.m. | Bathrooms:: 3 | Bedrooms:: 4 | Rooms: 10

OFFIDA – Charming Historic Country House with Stunning Sea and Sibillini Mountain Views
O
FFIDA (AP), MARCHE – Set in a commanding hillside position within a charming newly developed hamlet, we are delighted to offer for sale an attractive country house of approximately 230 sqm, featuring traditional Marche rural architecture.
The property enjoys extraordinary panoramic views stretching from the Adriatic Sea to the Sibillini Mountains, embracing the gently rolling hills of the surrounding countryside.

PROPERTY DESCRIPTION
The farmhouse extends over two floors and features a traditional external staircase, characteristic of the region's rural architecture.
The ground floor, which has been partially renovated, comprises a spacious and bright living room, a study, a generous informal living and dining area with an open-plan kitchen, two bathrooms, hallways and two additional rooms awaiting completion.
The first floor is currently unfinished, offering the opportunity to personalise the interiors according to the buyer's individual requirements and taste. The existing design provides for four bedrooms, including two double and two single bedrooms, and three bathrooms.
Thanks to its versatile layout and existing provisions for utilities, the property is ideally suited as an elegant private

residence, multiple residential units or a charming boutique hospitality property.

CONDITION AND FINISHES
In 2015, the farmhouse underwent extensive conservation and restoration works, including structural reinforcement, foundation underpinning and the complete reconstruction of the floor structures.
The restoration was carried out with great respect for the building's architectural heritage, carefully preserving and enhancing original materials and traditional features, including chestnut wood beams, brick vaulted ceilings, terrazzo flooring, exposed stone details and beautifully restored antique doors.
The property can also be purchased fully completed on a turnkey basis, with the opportunity to customise the interior finishes through a separate building contract with the construction company.

OUTDOOR AREAS
The property is surrounded by approximately 1,700 sqm of private, enclosed grounds, enhanced by centuries-old cypress trees and accessed through an automatic driveway gate and a separate pedestrian entrance.
Additional outdoor features include a further 400 sqm of grounds, an 8 sqm covered loggia and a 12 sqm panoramic terrace.
The generous outdoor spaces offer excellent opportunities to create landscaped gardens, outdoor dining and relaxation areas, as well as a panoramic swimming pool, subject to the necessary planning approvals.

LOCATION
The farmhouse is situated approximately 3 km from the historic centre of Offida, one of the most enchanting medieval towns in the Marche region, renowned for its rich history, cultural heritage and local traditions.
Famous for its traditional bobbin lace craftsmanship, exceptional gastronomy and prestigious local wines, Offida hosts numerous cultural events and traditional festivals throughout the year.

The location offers an ideal balance between the tranquillity of the Italian countryside, proximity to local amenities and easy access to both the Adriatic coast and the Sibillini Mountains.

A truly charming property, ideal for those seeking an authentic Italian country home in the heart of Marche, with the freedom to personalise it according to their lifestyle, or for those looking to develop an exclusive boutique hospitality project in an exceptional natural setting.

Certification

Energy class: F

Features

Code:: 44	Type:: Sale
Categoria: Cottages and Farmhouses	Adress: offida
Zip code: 63035	Town:: Offida
Total sq m:: 300 sq.m.	Bedrooms:: 4
Bathrooms:: 3	Rooms: 10
Condition: Restored	Floor: Building
Total floors: 2	Heating: Autonomous
Garden: Private, 1.700 sq.m.	Distance from the sea:: 2.000 meter



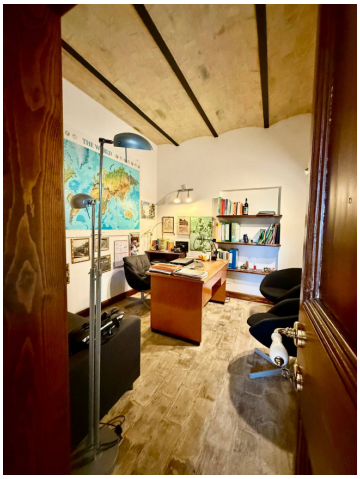














Immobiliare Mare&Colline
Via Dante Alighieri, 13 - Grottammare (AP) - +393204082071
info@mareecolline.com - https://mareecolline.com/en
VAT 02571840442

















Immobiliare Mare&Colline
Via Dante Alighieri, 13 - Grottammare (AP) - +393204082071
info@mareecolline.com - https://mareecolline.com/en
VAT 02571840442

















Immobiliare Mare&Colline
Via Dante Alighieri, 13 - Grottammare (AP) - +393204082071
info@mareecolline.com - https://mareecolline.com/en
VAT 02571840442

















Immobiliare Mare&Colline
Via Dante Alighieri, 13 - Grottammare (AP) - +393204082071
info@mareecolline.com - https://mareecolline.com/en
VAT 02571840442













Immobiliare Mare&Colline
Via Dante Alighieri, 13 - Grottammare (AP) - +393204082071
info@mareecolline.com - https://mareecolline.com/en
VAT 02571840442