



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Montelupone ! Beautiful stone house with olive and fruit trees | Real estate Italy



IT-0537-KA

Panoramic view  
62010 Montelupone  
Italy

## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	62010
<b>Country</b>	Italy
<b>City</b>	Montelupone
<b>Additional geographical information</b>	Brands
<b>Living space</b>	approx. 310 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 3.140 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	2
<b>Asking price</b>	550.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % inkl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

The property consists of a main house measuring approximately 185 m<sup>2</sup>, a former barn measuring 125 m<sup>2</sup> with a charming bread oven and a cellar. It is elegantly situated on a 3140 m<sup>2</sup> plot generously planted with ancient olive trees and a flourishing orchard.

The heart of the property, the main farmhouse, extends over approximately 185 m<sup>2</sup> and is divided over two levels.

### Ground Floor:

A welcoming entrance area leads directly into the living area. To the right is the spacious, light-filled kitchen with a dining area, which offers direct access to the garden, creating a seamless transition between indoor and outdoor living. This floor also features a well-equipped guest bathroom and a practical laundry room, perfectly combining functionality and style. A charming 14 m<sup>2</sup> portico provides a cozy shaded alcove.

### First Floor:

This floor houses three spacious bedrooms, a separate study that could easily be used as a guest room and a large bathroom. The layout of the study also allows to create a second bathroom. Panoramic views can be enjoyed from every room: some overlook the mountain village of Montelupone, others the rolling hills, the distant Monte Conero and the azure Adriatic Sea.

Two outbuildings complement the main house and offer further potential. The former hayloft, measuring approximately 125 m<sup>2</sup>, invites for renovation and to create whether an additional guest house, studio, or spacious storage space for gardening.

A picturesque building also houses an authentic wood-burning oven. Below, a traditional cellar offers a cool, secure space for storing wine or preserves.

The 3,140 m<sup>2</sup> garden is an oasis of peace and greenery. Forty olive trees are optimally exposed to the south. An orchard with seasonal fruits provides ample shade.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Montelupone, Province of Macerata.



This enchanting property enjoys a privileged location: quiet and private with panoramic views, yet just a two-minute walk from the charming center of Montelupone. Here you'll find a variety of everyday amenitiescafés, artisan shops, grocery stores, banks and inviting trattorias.



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**Your contact person**

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