Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

High-quality country house with 3 residential units, outbuilding, panoramic pool and 1 hectare of land



IT-0546-KA

Panoramic view
63900 Fermo
Italy

Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	63900
Country	Italy
City	Fermo
Additional geographical information	Brands
Living space	approx. 320 m^2
Number of rooms	12
Plot size	approx. 10.250 m^2
Number of bedrooms	6
Number of bathrooms	4
Asking price	990.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Refurbished

Contact person

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Description

Nestled gracefully amidst the gentle, undulating hills of the Marche region, this enchanting farmhouse near Fermo is a masterfully restored farmhouse that embodies the charm and authenticity of rural Italy with the discreet elegance of modern living. Surrounded by one hectare of beautifully curated land, the property offers a spectacular panoramic bio-design swimming pool, capturing the essence of tranquil countryside living while providing every contemporary comfort.
This prestigious residence presents the ideal harmony between rustic heritage and modern refinement. Painstakingly renovated with utmost respect for the original architectural integrity, the home reflects a profound understanding of traditional Marchigiano design. Comprising three self-contained apartments, the farmhouse offers a total of six bedrooms and four bathrooms across 323 sqm of living space. Whether enjoyed as a single grand home or as three separate living quarters, the layout is supremely flexible. Outdoors, the views stretch endlessly across patchworked fields and sun-kissed meadows, promising serenity and seclusion at every turn.

The main residence unfolds across two generous floors, combining characterful architectural details with timeless interiors. The largest of the three apartments (about 177 sq.m.) is arranged on two levels. On the ground floor, a large and luminous living room invites relaxation, flanked by a spacious kitchen and a convenient guest WC. French doors open directly to the manicured garden, creating an intimate dialogue between interior and exterior.

Upstairs, a secondary living area doubles as a study, opening onto a breathtaking panoramic terrace that gazes out over the hills and the distant Sibillini Mountains. This floor also hosts three serene bedrooms and a refined bathroom, each space bathed in natural light and finished with noble materials.

The second apartment (about 89 sq.m.), also situated on the ground floor, features a comfortable open-plan kitchen and living room, two airy bedrooms, and a bathroom. The third apartment (about 57 sq.m.), more intimate in scale, comprises an open living and kitchen area, one bedroom, and a bathroom – perfect for guests or private rental. While each apartment is fully independent, they remain internally connected, allowing for seamless unification should one prefer a singular, expansive residence.

Lovingly renovated in the 1990s, the property showcases exquisite finishes: exposed wooden beams, terracotta floors, and traditional pianelle ceilings evoke the soul of the Marche region. Photovoltaic panels are being installed to enhance energy efficiency, blending sustainability with sophistication.

Function and leisure are harmoniously balanced through the estate's range of outbuildings. A stylish carport provides covered parking for up to five vehicles. An elegantly semi-covered BBQ and wood-fired pizza oven area becomes the natural heart of any summer gathering, perfect for al fresco dining before a swim under the stars. Discreetly positioned at the rear, a repurposed silo has been transformed into a spacious laundry zone. An outbuilding (about 35 sq.m.), thoughtfully separated from the main house, serves as a versatile guest apartment or staff quarters.

Encircling the home, approximately one hectare of land unfolds in a series of artfully designed outdoor spaces. The bio-design swimming pool, equipped with counter-current swimming, is set apart from the house to ensure utmost peace and privacy. Designed as a sanctuary of calm, it is bordered by a sun terrace ideal for languid afternoons spent soaking in the natural beauty of the landscape.

An organic vegetable garden and a flourishing olive grove of 100 trees occupies another section of the land, ripe for artisanal oil production. Meanwhile, a shaded woodland at the far end provides a cool respite during the warmer months – a natural oasis within your private estate.

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Location

The farmhouse enjoys a privileged hilltop position, affording unspoilt views and rare privacy, while remaining effortlessly connected to daily conveniences. The nearest village, with shops, cafés and essential services, is merely 2 km away. Just a short drive leads to Fermo – an elegant town rich in history, art, and culture, known for its Roman heritage, refined architecture, and vibrant markets

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