Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Panoramic estate with agricultural land and agriturismo business | Real estate Marche



IT-0593-KA

Panoramic view
61100 Fiorenzuola Di Focara
Italy

Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	61100
Country	Italy
City	Fiorenzuola Di Focara
Additional geographical information	Brands
Living space	approx. 360 m^2
Number of rooms	12
Plot size	approx. 48.000 m^2
Number of bedrooms	9
Number of bathrooms	8
Asking price	885.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained

Contact person

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Description

The estate extends across approximately 362 sq.m. of internal accommodation, comprising a main residence and an independent annex, in addition to a covered portico, panoramic terraces and a swimming pool. Set within around 4.8 hectares of land, including olive trees and open countryside, the estate enjoys far-reaching views across the surrounding landscape, extending towards the Adriatic Sea and the Castle of Gradara.

The combination of established accommodation, agricultural land and a highly sought-after location creates a property that can function as a private residence, a hospitality venture or a mixed lifestyle and agricultural project.

Main Building
The main building extends across approximately 292 sq.m over 2 levels. The layout has been organised to support hospitality use while retaining a high degree of flexibility, allowing the spaces to be adapted according to future residential or business requirements.

Ground Floor:
Extending across approximately 171 sq.m, the ground floor occupies what was originally the estate's former stable building, which has since been converted to accommodate guest and service areas.

To the left of the entrance are two guest bedrooms, both with en-suite bathrooms. On the opposite side of the building are the reception area, the industrial kitchen and the breakfast room, which together form the operational heart of the hospitality business. The floor also includes additional service areas, a guest WC, and a further bedroom with an en-suite bathroom and direct access to a covered portico (about 15 sq.m.), providing additional accommodation flexibility. Thanks to its independent access, this space may also serve as the owner's suite or as a professional studio.

Outside, a panoramic terrace creates a pleasant extension of the indoor spaces and provides a natural setting for outdoor breakfasts and relaxation during the warmer months.

Originally agricultural in function, this level has been renovated with practical hospitality use in mind and now features porcelain stoneware flooring throughout. Some of the original timber-framed windows remain in place, contributing to the building's established character.

First Floor:

The first floor extends across approximately 121.5 sq.m and is dedicated to guest accommodation.

To the left of the staircase is a suite comprising 2 sleeping areas served by a bathroom, creating a practical solution for families travelling with children. This wing also includes an additional bedroom with an en-suite bathroom.
To the right are 2 further bedrooms, each benefiting from its own en-suite bathroom. A panoramic terrace of approximately 57.5 sq.m runs along this side of the building, providing a generous outdoor space from which to enjoy the surrounding countryside and views towards the beautiful landscape.

Originally dating back to the 1950s, the property has undergone a series of improvements over the years, including roof renovation works completed in 2018 and the replacement of much of the window system in 2019.

The Annex
Complementing the main building is an independent dependance of approximately 70 sq.m, rebuilt in 2007 and designed to provide comfortable self-contained accommodation.

The layout comprises an entrance hall, a generous living room with fireplace, a dining area and kitchen, a bedroom, a bathroom and a smaller room currently suitable as a study or occasional bedroom.

The building was entirely reconstructed with ventilated foundations, an insulated timber roof and independent heating, creating a practical and comfortable living environment. Additional features include double-glazed timber windows fitted with mosquito screens and porcelain stoneware flooring throughout.
Its independent configuration makes it particularly well suited for owners' accommodation, guest use or additional hospitality purposes while remaining separate from the main building.

The estate extends across approximately 4.8 hectares of land, combining landscaped areas around the buildings with productive agricultural land that reinforces the property's rural character.

Immediately surrounding the residence is a private garden of approximately 3,000 sq.m, fully fenced and reserved for the exclusive use of the property. Beyond this, the remaining land is currently managed for forage production, allowing the estate to maintain its agricultural vocation while requiring limited day-to-day management. A further section of approximately 2,500 sq.m is dedicated to an olive grove comprising around 60 olive trees, reflecting the long-standing agricultural traditions

of this part of the Marche region.
The outdoor amenities are complemented by a 5.8 x 10.4 swimming pool positioned to take full advantage of the property's panoramic setting.

Location

Located in Fiorenzuola di Focara, the property enjoys a position that combines open views across the Adriatic coastline with the atmosphere of one of the most historic villages in the area.

Reached via the scenic Strada Panoramica, which follows the contours of the coastline and surrounding hills, Fiorenzuola di Focara occupies a dramatic position above the sea. Originally established as a fortified medieval settlement, the village retains much of its historic character, with narrow streets, surviving sections of its defensive walls and spectacular viewpoints overlooking the cliffs below.

The surrounding landscape is defined by rolling countryside, coastal scenery and walking routes that connect the various villages of this stretch of coastline. Just 500 metres away, Casteldimezzo provides additional local restaurants, while the property also enjoys views towards the iconic Castle of Gradara, one of the region's most recognisable landmarks.

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