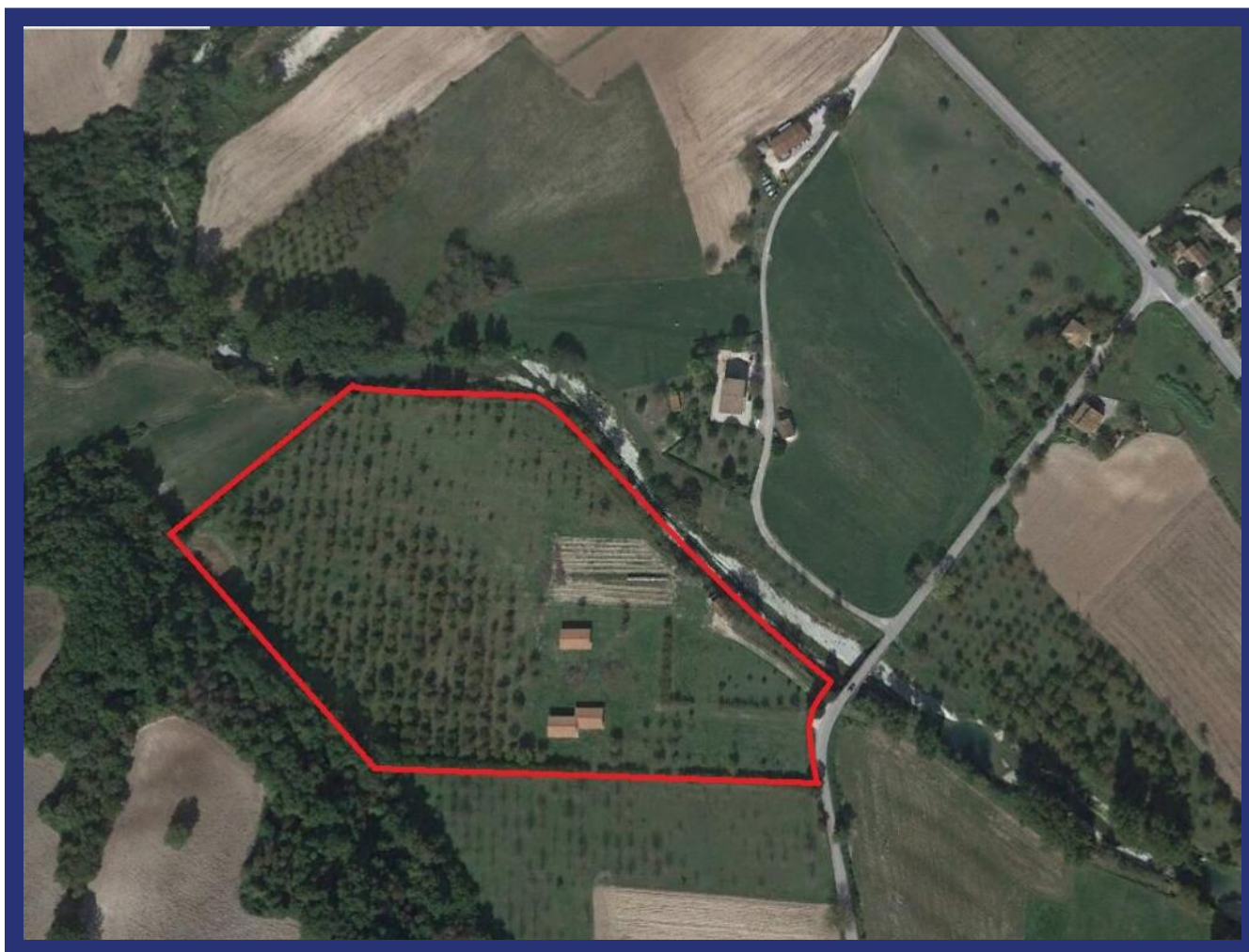


# Le Marche

## Fabriano - Genga

Ref. 4257: Land with 3 buildings, ideal starting point for camping

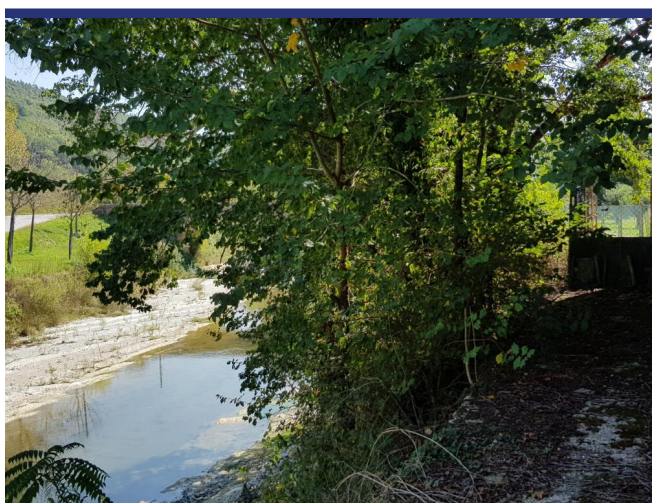
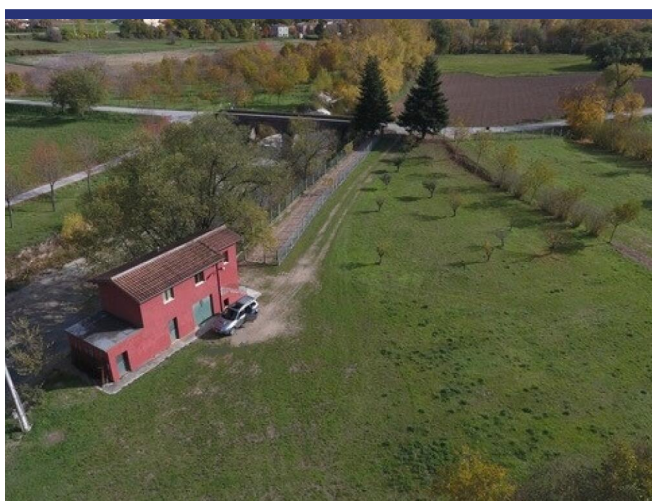
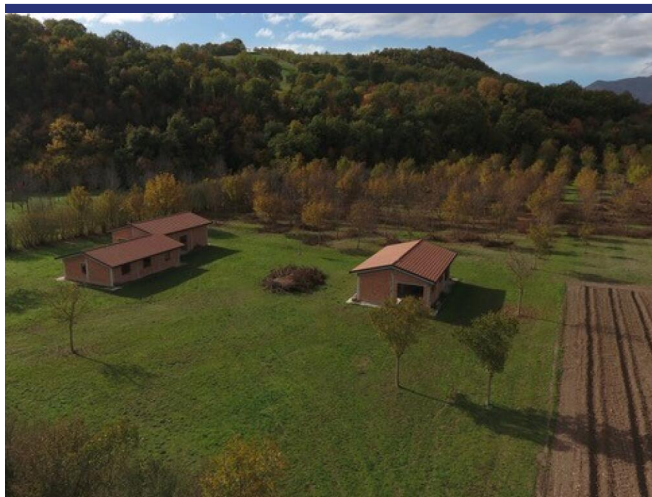
Asking Price: € 320.000



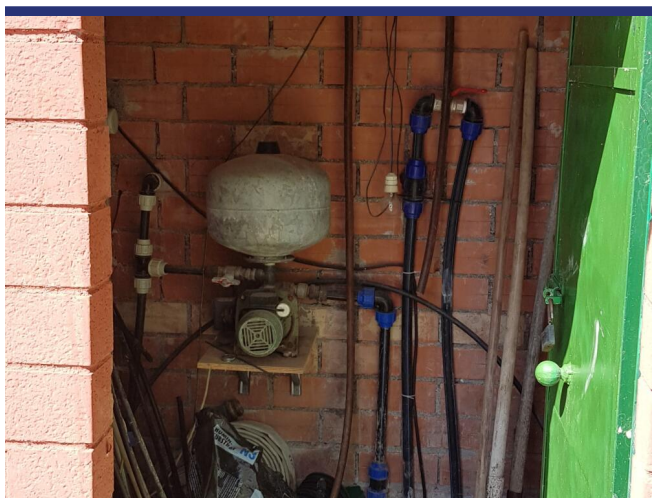
# Description

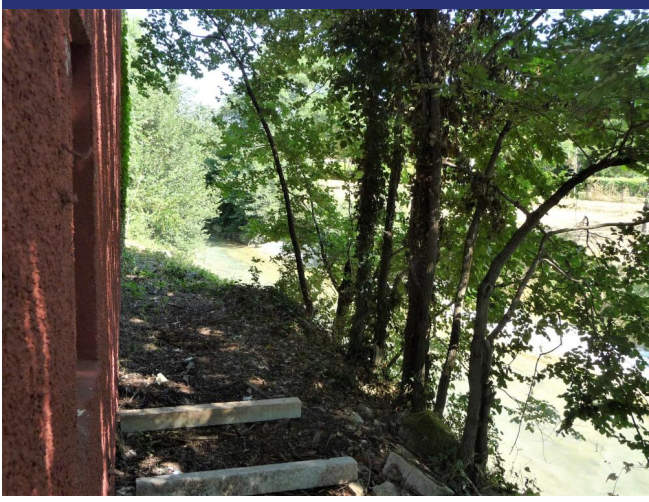
Flat terrain of 4 ha, directly on the river Sentino with 3 buildings, one in habitable condition and the other two as hull for a house of 100 m<sup>2</sup> with 100m<sup>2</sup> commercial space and a detached commercial building of 100m<sup>2</sup>, approximately 400m<sup>2</sup> in total. The property is in the hamlet of San Fortunato, less than 15 minutes' drive from the beautiful town of Fabriano. Partly due to the flat terrain and the existing trees, the complex is ideal for creating a campsite. The casco house can be finished as an owner's house, in a place with a lot of privacy on the edge of the site and with its own entrance and with a commercial space of 100m<sup>2</sup> for storage, tools or machines. The other, detached, commercial building can be converted into a toilet building, partly due to its central location on the site. The habitable building can be furnished and rented as holiday accommodation or serve for recreational purposes. The existing walnut orchard makes it possible to create beautiful camping pitches with partial shade. The accessibility of the site is good and the location is directly on asphalted roads. There are 3 water sources on the site, which enable a private water supply. There is also a small lake on the site that can be fed by a pipeline with water from the river. The adjacent plots consist of arable farming and forest, partly on sloping terrain at the foot of the hills. In the area there are several tourist options such as the famous caves of Genga in the national park "Gola della Rossa" a 10 minute drive. The beach and the airport of Ancona can be reached in less than 45 minutes. The municipality of Genga has traditionally focused on tourism and is positive about further developments in this area. All in all an ideal starting point for a campsite that is not often encountered, certainly not with this asking price.

# Pictures

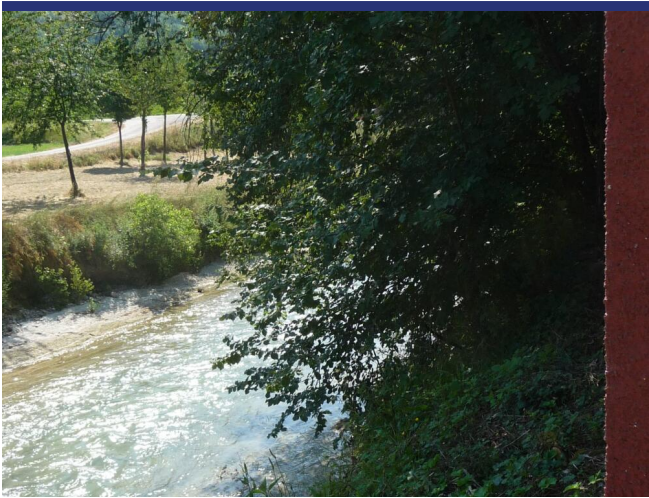


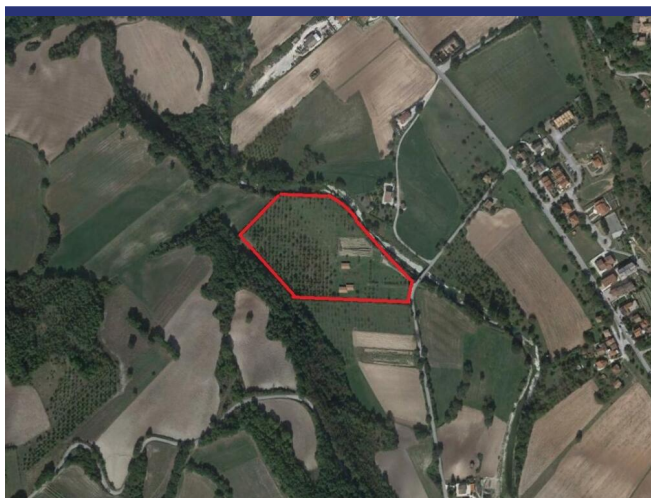












# Location & Details



(Map does not indicate the exact location of the property)

- Reference: 4257
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 50 km to Sea
- 3 km to Village
- Garden
- Terrace
- Central Heating
- Garage: Yes
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 320.000
- Floorspace: 400 m<sup>2</sup>
- SQM Plot: 40000 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 4
- Property Management
- Rental Potential: Very good
- Condition of the Property: Newly built
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

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