# Le Marche

## Gualdo

Ref. 6351: For Sale: Beautifully Renovated and Highly Successful Agricamping / Agriturismo in Southern Le Marche
Asking Price: € 950.000



# Description

A beautifully renovated and highly successful Agricamping / Agriturismo for sale in southern Le Marche. This fully operational hospitality business includes a main residence, multiple guest accommodations, extensive facilities, and 5.5 hectares of land—offering an exceptional investment opportunity with an annual turnover of approx. €144,000.

## Location

Set in a peaceful rural area with breathtaking views, the property lies just 40 km from the Adriatic coast and 20 km from the Sibillini Mountains. The charming village of Gualdo, with essential services, is only 1 km away. Beaches are reachable within a 40-minute drive.

## Main House & Apartments

Originally built in 1972 and carefully restored to preserve its character, the main house spans approx. 250 m² over two floors:

- Private owner's area: large living room/kitchen with wood stove and infrared heating, spacious portico, and internal staircase leading to three bedrooms and a bathroom on the lower level.
- Ground-floor apartment: living room/kitchen, 2 bedrooms, bathroom.
- First-floor apartments (2): each with living room/kitchen, 2 bedrooms, bathroom, and panoramic balcony.

All units are fitted with shutters and mosquito nets.

## Outbuilding & Guest Facilities

A 60 m² outbuilding serves the camping area and includes:

- Spacious bar area
- 5 bathrooms + 5 showers
- 6 washbasins
- Laundry area with washing machine

Swimming Pool

- Size: 5.5 × 12 m, depth 1.40 m (built 2010)
- Reinforced concrete construction
- 110 m² tiled sun terrace
- Solar-heated outdoor shower
- Fully equipped technical room with pump and filtration system

Glamping & Camping (20 Total Locations)

- 10 Karsten glamping tents

- 2 mobile homes for 4 guests each, with private bathroom and kitchen
- 1 mobile home for 4 guests with external bathroom and kitchen
- 7 camping pitches

Current capacity accommodates up to 100 guests, with the possibility to expand to 25 camping locations under Agricamping regulations.

## Additional Features

- Parking for 30 cars
- Children's playground, table tennis, table football, trampoline
- Barbecue area with 3 stone BBQs
- Two underground GPL tanks for hot water and cooking
- 5 $m^3$ water buffer tank with pump (approx. 4.5 bar pressure)
- Electrical capacity: 15 kW
- 6 kW photovoltaic system
- Two septic tanks (main building and glamping area)

## Land (5.5 ha)

The agricultural land includes:

- 5,000 $m^2$ of lavender
- 1 ha woodland
- 3 ha arable land (mainly grain)
- Numerous fruit trees: olive, cherry, pear, walnut, fig, apricot, peach, apple

## Business Performance & Booking

A strong, established business with exceptional online presence:

- 97% direct bookings via online system
- 60% of each season booked by end of January
- 140–180 bookings per season
- 500–600 guests annually
- 30% repeat visitors

Guest Reviews

- Zoover: 9.7 / 10
- Facebook: 100% recommended
- Google: 4.9 / 5
- Booking.com: 7.9 / 10

# Pictures































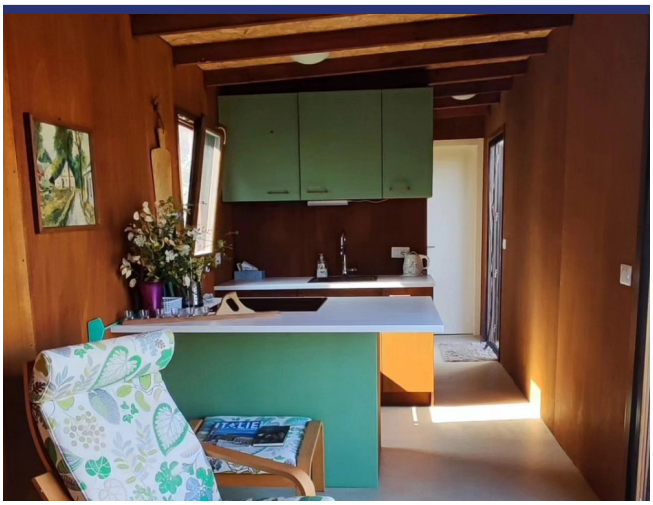




























# Location & Details




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

- Reference: 6351
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 40 km to Sea
- 1 km to Village
- Garden
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 950.000

- Floorspace: 250 $m^2$
- SQM Plot: 55000 $m^2$
- Bedrooms: 15
- Bathrooms: 11
- Rental Potential: Very good
- Condition of the Property: Very good
- 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 a 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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