Le Marche

Monterubbiano

Ref. 6527: Characterful renovated farmhouse with olive grove, panoramic views, and sustainable living comfort near Monterubbiano.
Asking Price: € 425.000



Description

Set amidst the rolling countryside near Monterubbiano, Casa del Pergolato offers a beautiful combination of traditional Marche architecture, modern comfort and sustainable living. This charming renovated farmhouse is surrounded by olive trees, open landscapes and breathtaking views of the Sibillini Mountains, rolling hills and historic medieval villages.

The property offers approximately 290 sqm of living space arranged over three floors and has been carefully renovated, preserving authentic features such as exposed brick walls while harmoniously blending them with contemporary finishes and comfort.

The ground floor, measuring approximately 120 sqm, forms the heart of the home and comprises a kitchen, a spacious taverna-style living room with wood-burning stove and a bathroom. Large openings connect the interiors with the outdoors, where an impressive pergola of approximately 60 sqm provides a welcoming setting for outdoor dining and relaxation. This level also includes several practical exterior storage rooms.

An internal staircase leads to the first floor of approximately 105 sqm, where two exceptionally spacious double bedrooms are accompanied by a generous bathroom, a study area and a separate laundry room.

The second floor attic level of approximately 65 sqm offers two additional rooms currently used as bedrooms, providing flexible accommodation for family or guests.

Casa del Pergolato enjoys a well-maintained courtyard and garden of approximately 3,500 sqm with mature trees and complete privacy.

Within the grounds stands a detached outbuilding of approximately 35 sqm, ready for renovation and offering excellent potential as a guest studio, garage, workshop or multifunctional space.

The property further includes an olive grove with approximately 30 mature and productive trees, together with more than 3 hectares of agricultural land, creating an authentic rural atmosphere and multiple opportunities for cultivation or recreational use.

One of the property's most attractive features is its panoramic setting. Surrounded by nature, the farmhouse enjoys magnificent views of the Sibillini Mountains, rolling countryside and the many historic villages scattered throughout the landscape.

There is also the possibility to install a swimming pool, allowing future owners to further enhance the outdoor lifestyle.

The farmhouse is in excellent structural condition and has undergone a high-quality renovation. Exposed brick walls remain visible both externally and in parts of the interior, giving the home warmth and authentic character.

The finishes combine original details with modern materials. Heating is provided through radiators and a wood-burning stove, supported by a gas boiler installed only two years ago. Windows are fitted with double and triple glazing, aluminium shutters ensure durability and low maintenance, while internal wooden doors preserve the farmhouse's traditional atmosphere.

Casa del Pergolato stands out for its energy-efficient character and modern technical features.

The property is connected to LPG gas, mains water and national electricity. Thanks to the 6 kW photovoltaic system with 8 kW storage batteries, the house produces more energy than it consumes, currently generating an energy reimbursement of approximately €125 per month.

Additional features include:

- 6 kW photovoltaic system with 8 kW storage batteries
- Energy-efficient home (Energy Class C)
- Broadband internet connection
- Double and triple glazing
- Heating via radiators and wood-burning stove
- Recently renewed gas boiler

The property enjoys a peaceful rural setting just five minutes from the historic village of Monterubbiano, where supermarkets, cafés, restaurants, pharmacy and daily amenities are available.

The provincial town of Fermo, the beaches of Porto San Giorgio and Pedaso, and motorway access are all reachable within approximately 15 minutes, while Ancona Airport lies around one hour away.

Pictures













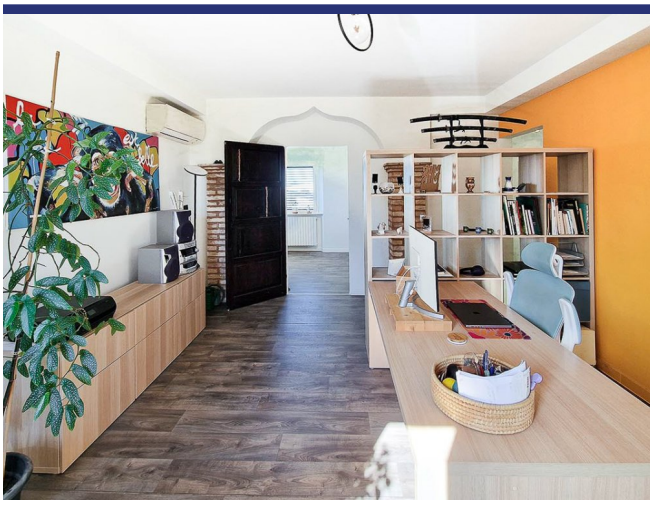


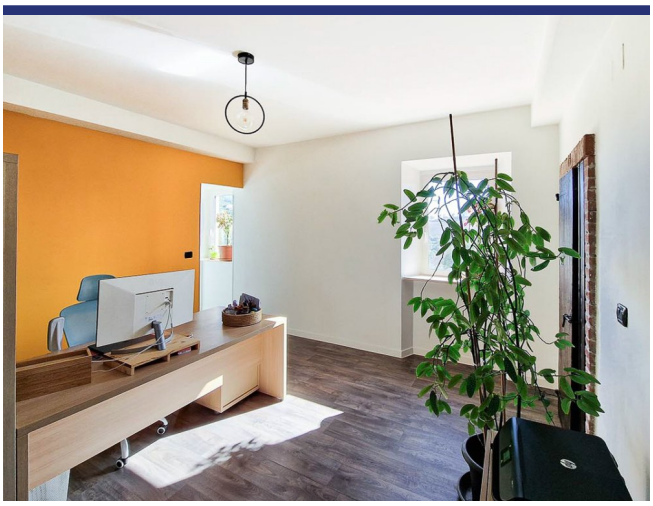


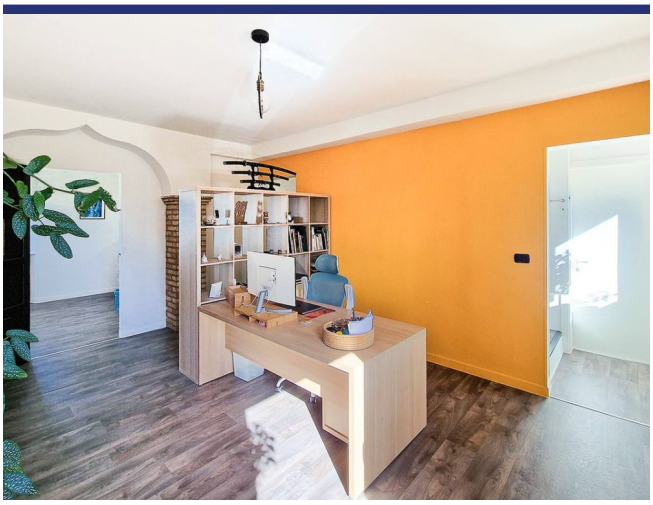


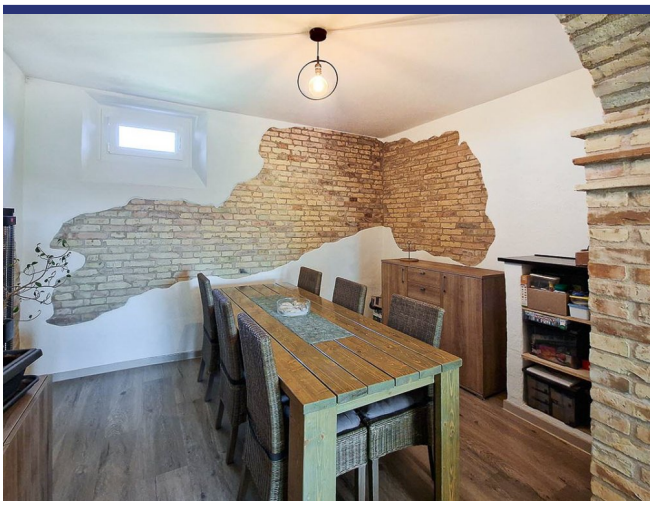




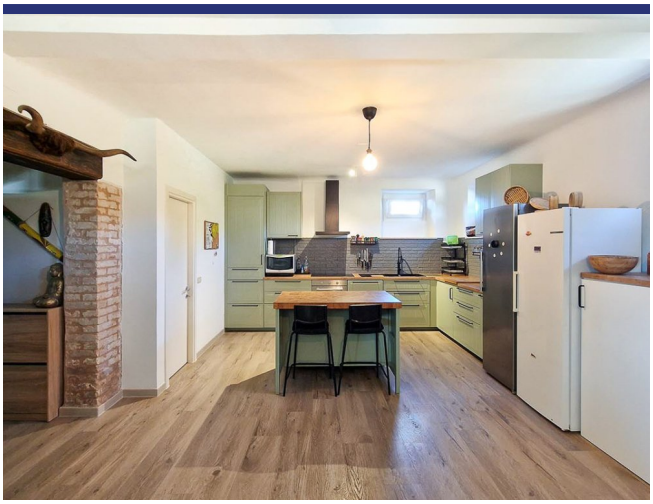




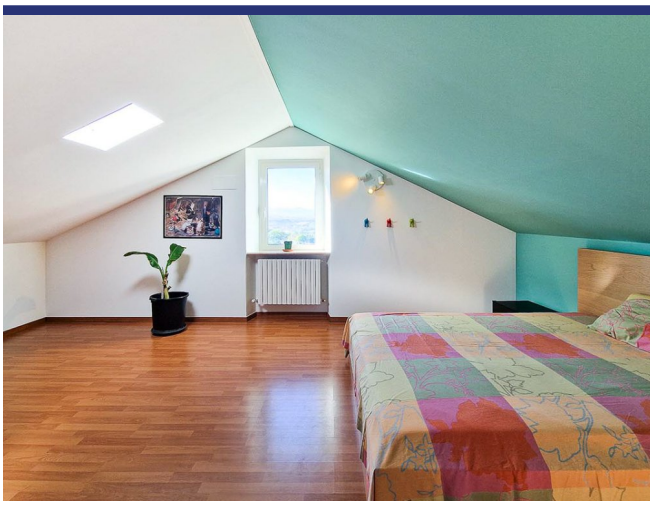


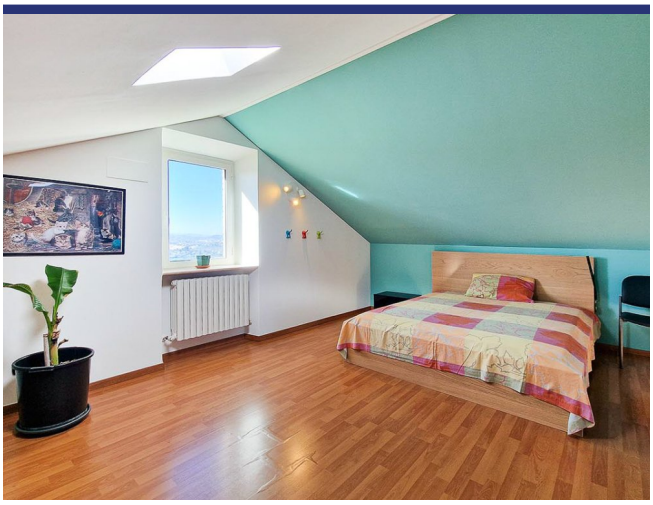


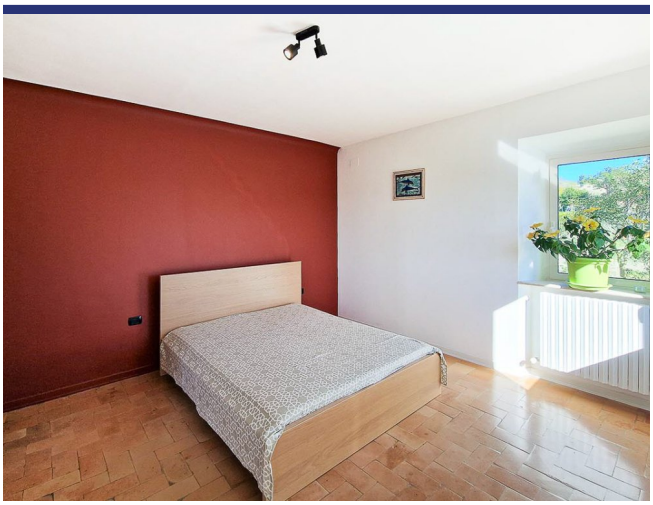


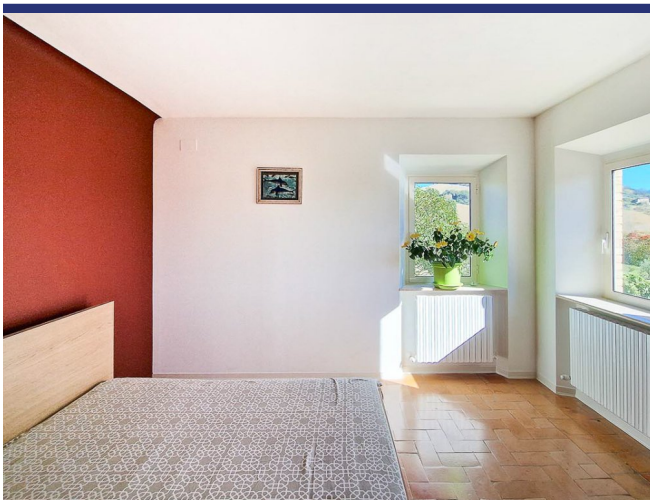


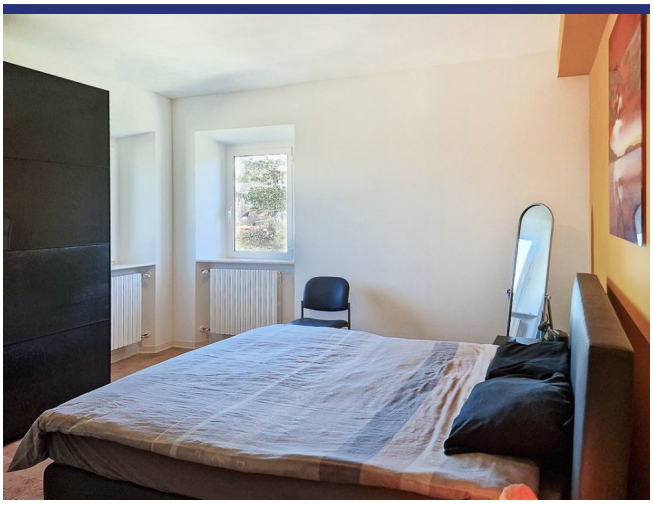


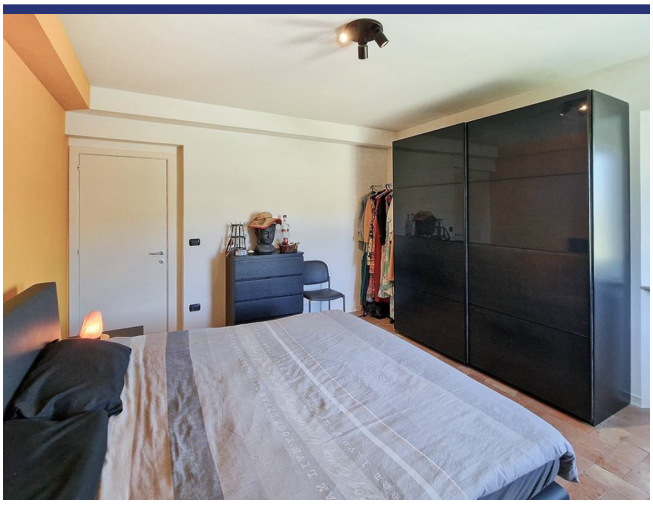


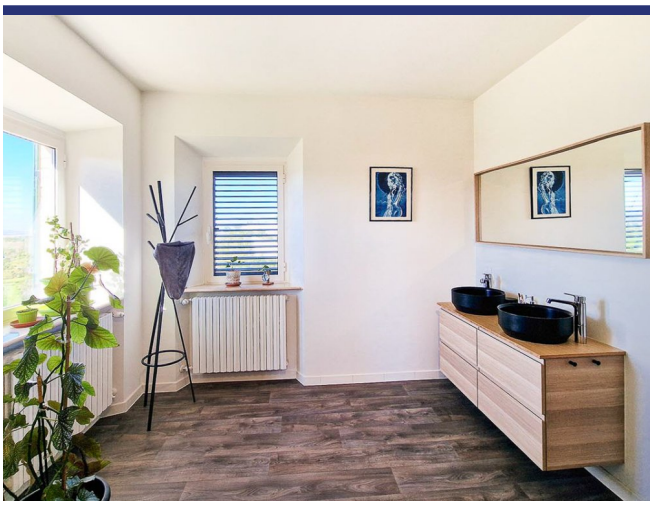


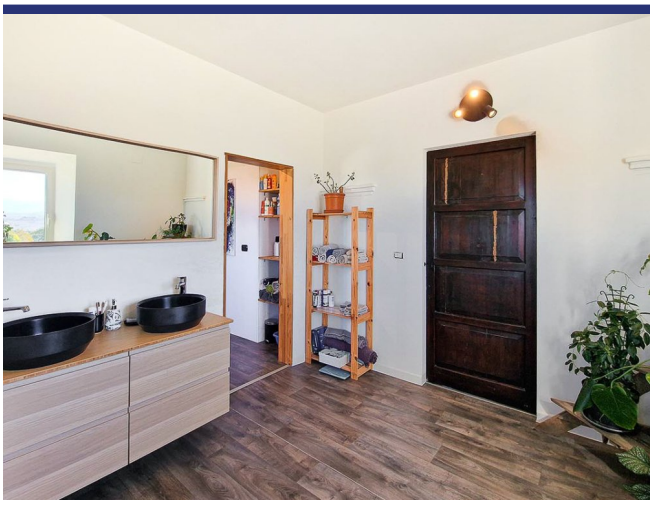


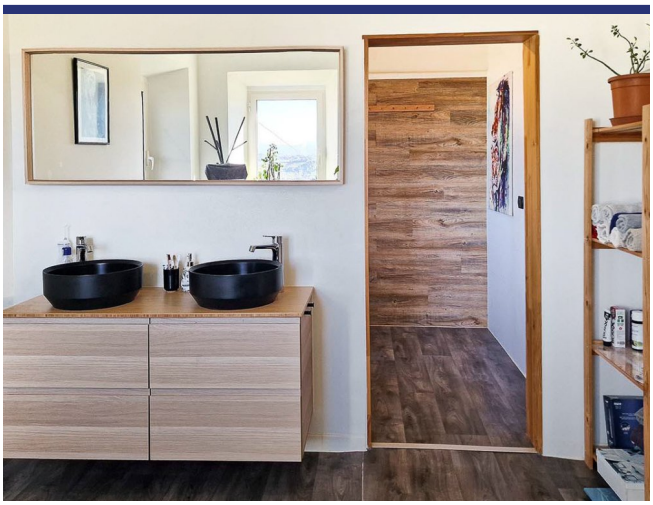




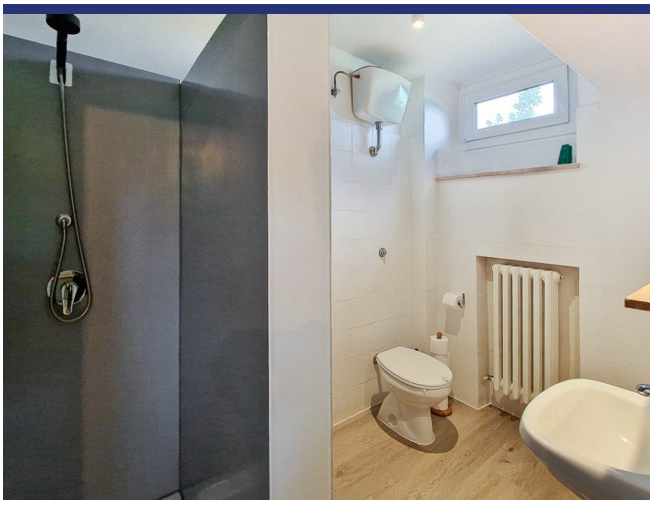






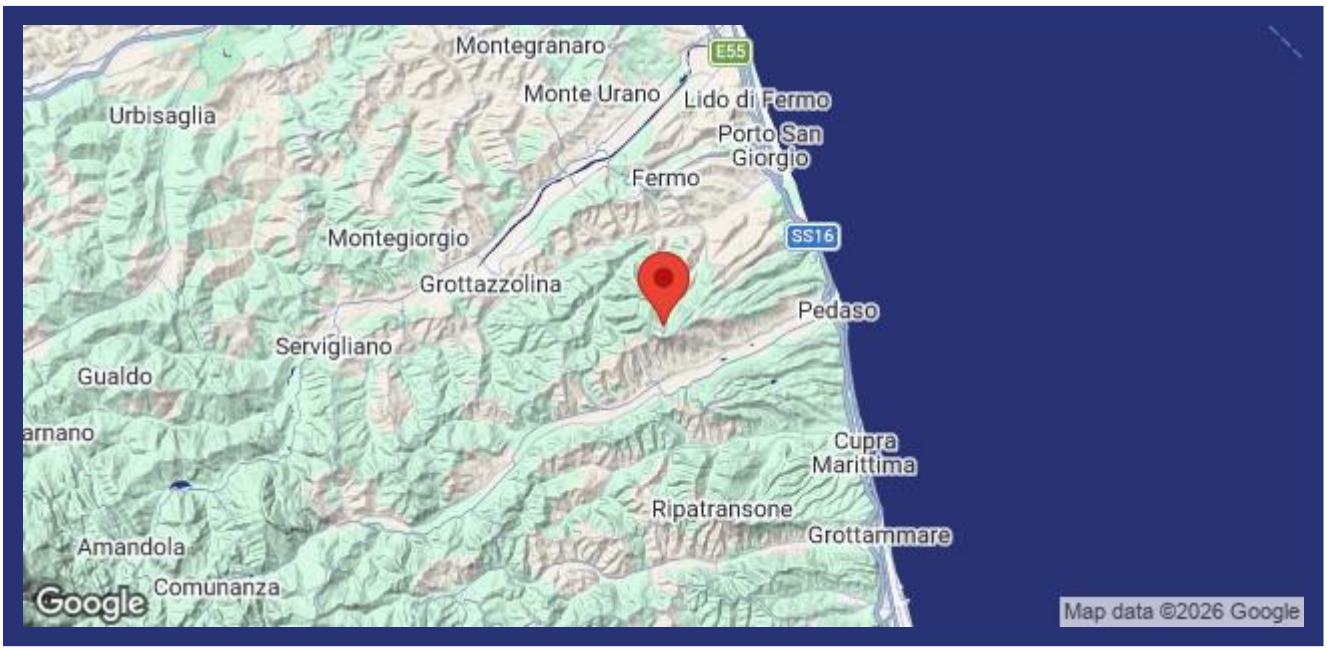








Location & Details



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

- Reference: 6527
- Villa/Farmhouse
- Panoramic View
- 15 km to Sea
- 3 km to Village
- Garden
- Terrace
- Central Heating
- Garage: Parking Space
- Guesthouse: To be realised
- Pool: To be realised
- Asking Price: € 425.000

- Floorspace: 290 m^2
- SQM Plot: 35000 m^2
- Bedrooms: 4
- Bathrooms: 2
- Rental Potential: 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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