Le Marche

Penna San Giovanni

Ref. 6612: An established organic agriturismo and agricamping business in the hills of Le Marche, with accommodation, hospitality facilities and productive agricultural land.
Asking Price: € 785.000



Description

Set in the countryside near Penna San Giovanni, Agriturismo e Agricampeggio La Collina is an established rural hospitality property combining a newly rebuilt farmhouse, a restored stone cottage, a multifunctional outbuilding, camping facilities and approximately 45,000 m² of agricultural land. The property enjoys a peaceful rural setting with wide views across the surrounding hills, medieval villages and towards the Sibillini Mountains, and offers an established hospitality business with scope for further development.

The main farmhouse is currently being completely rebuilt in accordance with the latest earthquake-resistant, thermal and acoustic insulation standards. The building extends to approximately 310 m² over two floors, together with a covered portico of approximately 35 m². The internal layout and finishes can still be customised during construction.

The ground floor is designed to provide a large open-plan living room and kitchen of approximately 65 m², opening directly onto the portico through large French doors. There is also a bathroom and approximately 75 m² of workshop space, which could potentially be adapted to provide two additional bedrooms, subject to the necessary permissions.

An internal staircase leads to the first floor, which includes two double bedrooms, a bathroom and a storage room. A separate external staircase provides access to a further living room with two double bedrooms and a bathroom. The first floor also has access to a useful attic space.

The farmhouse is planned with underfloor heating, a heat pump, photovoltaic panels with a 10 kW battery storage system and solar-assisted hot water production. The combination of insulation, renewable energy systems and efficient heating is intended to provide a high level of energy efficiency.

A separate former stable has been fully restored into a characterful stone cottage of approximately 45 m². The ground floor comprises a living room, kitchen, bathroom and separate WC, while the first floor contains one double bedroom and one single bedroom. The cottage retains its traditional character and has air conditioning for both heating and cooling, mosquito screens, a covered terrace, private garden and parking with a 7.4 kW electric vehicle charging point.

The third building is a newly constructed, earthquake-resistant multifunctional outbuilding of approximately 75 m², completed in 2017. It is divided into a dining and shop area, a fully equipped professional kitchen with storage and WC, and sanitary facilities serving the agricamping. The professional kitchen is suitable for preparing meals and processing the farm's own products, while the shop and dining area opens onto a covered outdoor terrace with views across the surrounding countryside.

Agriturismo e Agricampeggio La Collina operates as an established agricamping business with landscaped and terraced camping pitches positioned at different levels of the hillside. Each pitch has its own electricity connection and nearby water supply, while the layout provides privacy and panoramic views. The sanitary facilities include three showers, three toilets, washbasins, a dishwashing area and a washing machine.

Additional recreational facilities include a children's play area with games and books, a play caravan and table tennis. A swimming pool measuring approximately 8 x 4.7 metres was constructed in 2025 and is surrounded by a tiled covered terrace and outdoor shower supplied with solar-heated water. There is also potential to increase the number of camping pitches, subject to the relevant permissions.

The agricultural land extends to approximately 4.5 hectares, with part of the wider holding currently leased. The land includes an olive grove used for olive oil production, agricultural fields used for grain and spelt, a vineyard, fruit and nut trees, a vegetable garden and a chicken coop with outdoor space. An irrigation system serves the vegetable garden.

The agricultural side of the business is organically certified and supplies ingredients for the restaurant and products for sale. Depending on the agreement, agricultural machinery and equipment for farming, wine production and olive oil production may also be available for the purchaser.

The property includes an established restaurant serving approximately 32 guests, catering both to visitors staying at the agricamping and external customers. The current owners also use the terrace for Italian dinners during the summer season.

A shop forms part of the business and sells organic products produced on the property, including goods prepared from the farm's agricultural production. The existing business has an online sales operation and an established customer base, with regular orders and returning clients. The income is currently generated through a combination of accommodation, restaurant services and agricultural product sales.

The property is equipped with a 1,000-litre water pressure system and pump, a septic tank and a groundwater well. Electricity is supplied through photovoltaic systems with battery storage, together with a connection to the electricity grid.

Agriturismo e Agricampeggio La Collina is located approximately 5 minutes by car from the medieval village of Penna San Giovanni, where local shops, restaurants, bars and other services are available. The Sibillini Mountains are approximately 20 minutes away, while the Adriatic coast at Porto San Giorgio is approximately 45 minutes by car. The surrounding area also offers opportunities for hiking, cycling and mountain biking.

With a rebuilt main farmhouse, independent guest cottage, restaurant and shop facilities, established agricamping infrastructure, swimming pool and approximately 4.5 hectares of organically certified agricultural land, Agriturismo e Agricampeggio La Collina offers an opportunity to acquire an operational rural hospitality business in the hills of Le Marche. Its position between the Sibillini Mountains and the Adriatic coast provides the potential to combine agritourism, outdoor accommodation, organic agricultural production and food-related activities in one established property.

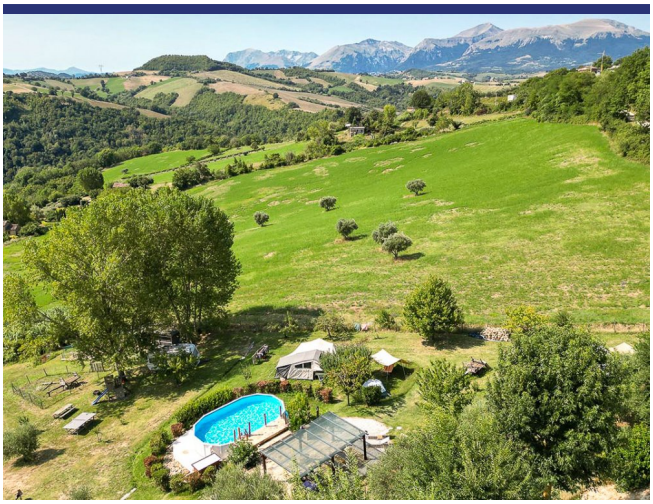
Pictures

































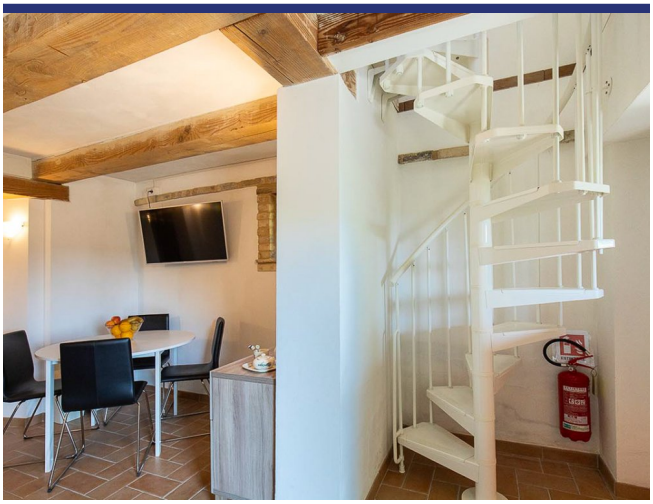


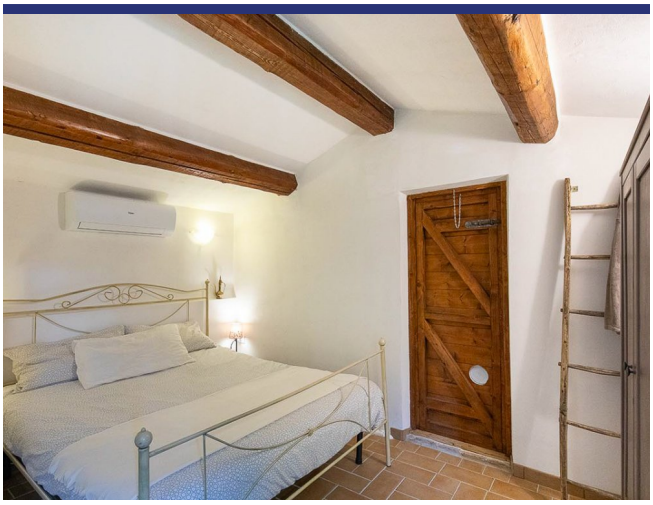




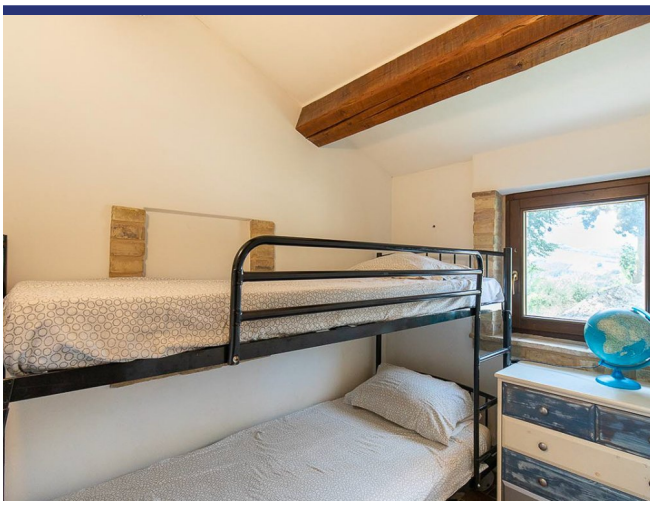








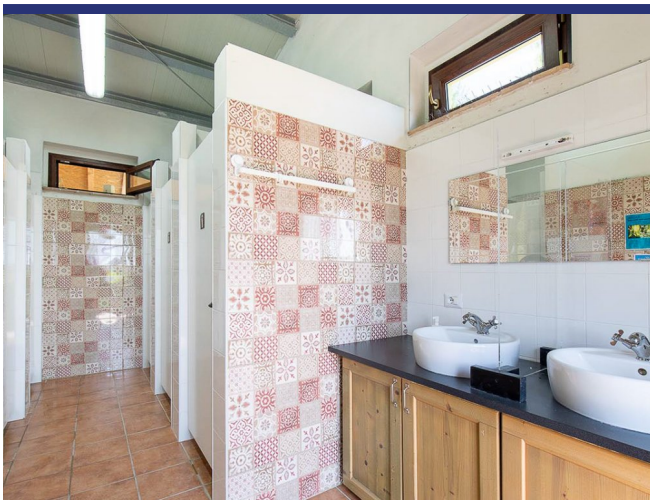










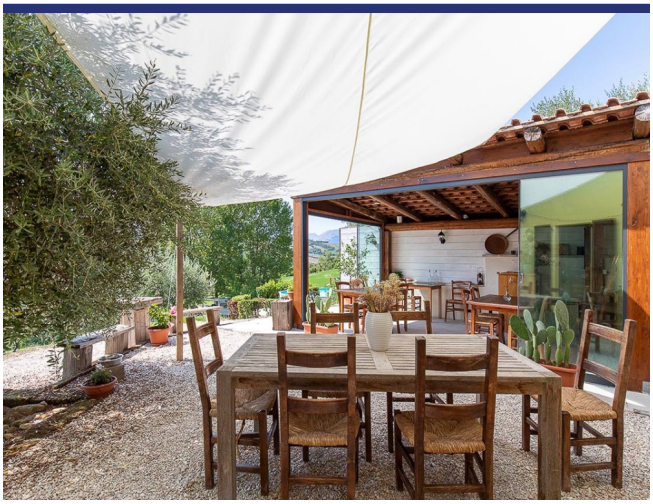







Self-service







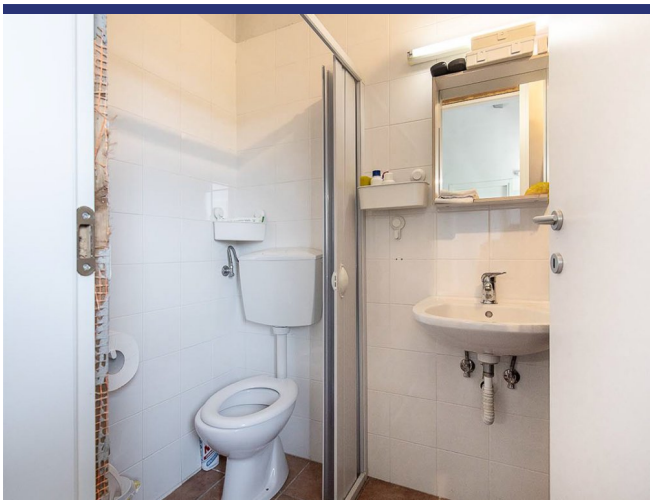

Welcome

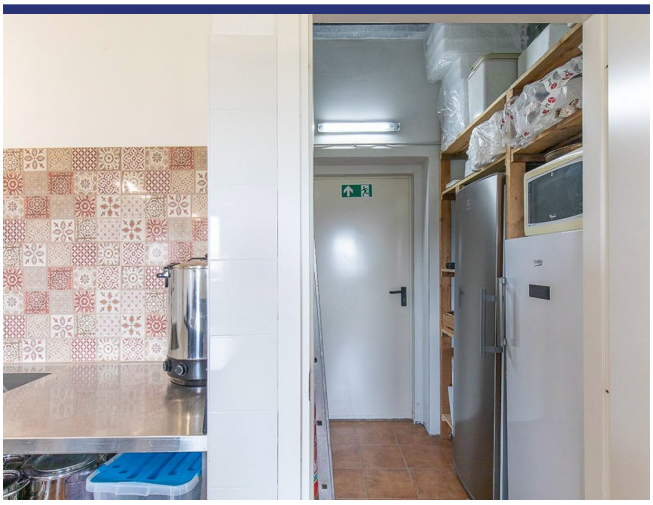
























Location & Details



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

- Reference: 6612
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 45 km to Sea
- 5 km to Village
- Garden
- Terrace
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 785.000
- Floorspace: 355 m^2
- SQM Plot: 45000 m^2
- Bedrooms: 5
- Bathrooms: 4
- 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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