Le Marche

Penna San Giovanni

Ref. 6353: Tenuta Magli is an rural estate for sale in Le Marche, comprising a collection of ruins immersed in a beautifully tranquil landscape.
Asking Price: € 150.000



Description

Tenuta Magli is an rural estate for sale in Le Marche, comprising a collection of ruins immersed in a beautifully tranquil landscape.

The property extends over approximately 7.5 hectares of land, all included in the asking price. Within the grounds stand seven separate structures, each in ruinous condition, with footprints ranging from 18 m² to 677 m². Together they offer around 1,190 m² of potential living space and a total volume of 3,617 m³.

A certified technical report prepared by a qualified geometra confirms that the full existing volume and floor area can be rebuilt or restored. The report also verifies that a swimming pool may be constructed, further enhancing the estate's development potential.
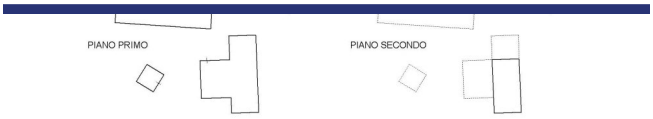
Access to Tenuta Magli is via a secondary unpaved road which, once cleared and maintained, is suitable for standard vehicles, providing both privacy and convenience.

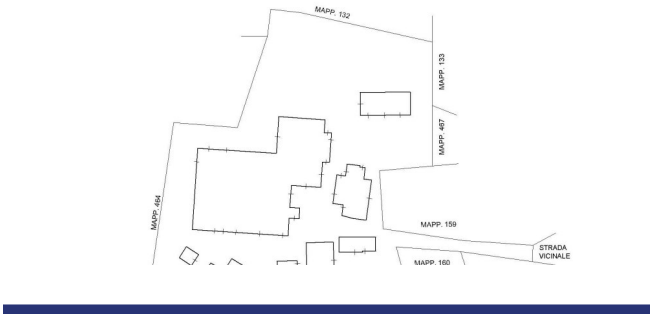
The estate enjoys a quiet setting beside a small stream, with open views across to the magnificent Sibillini Mountains. Its position offers an appealing blend of seclusion and accessibility, making it ideal for a range of development concepts. Whether imagined as an elegant private residence, a collection of holiday cottages, or a generous agriturismo, Tenuta Magli is a rare opportunity to create a distinctive project in the heart of Le Marche.

With substantial land, confirmed building rights, and captivating natural surroundings, this estate invites creativity and vision, perfect for buyers seeking a property with character, charm, and exceptional potential.

Pictures





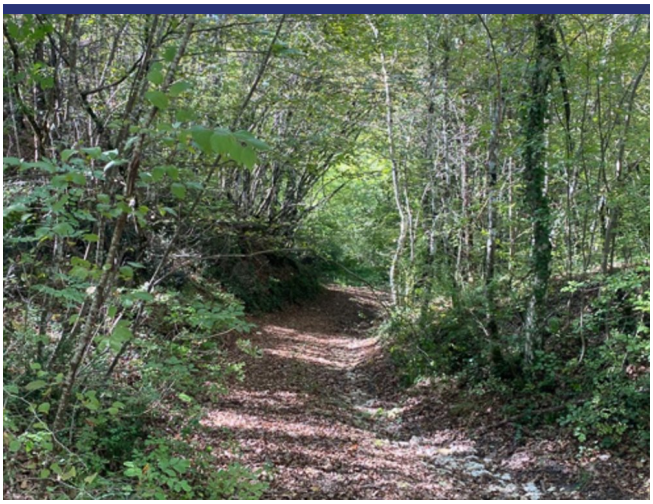




L'immagine riporta un estratto della cartografia catastale (Fg. 22, p.lla 451 e circostanti), che rappresenta la sagoma posizione planimetrica degli immobili insistenti sull'area. Tali manufatti, sebbe ancora censiti al Catasto, risultano oggi stato di rovina (2025).

The image shows an extract from the cadastral map (Sheet 22, parcel 451 anc surrounding plots), representing the out and planimetric position of the building located in the area. These structures, although still registered in the Cadastre, currently in a state of ruin (2025).













Location & Details



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

- Reference: 6353
- Restoration Project
- Panoramic View
- Garden
- Garage: To be realised
- Guesthouse: To be realised
- Pool: To be realised
- Asking Price: € 150.000
- Floorspace: 1190 m^2
- SQM Plot: 75000 m^2
- Rental Potential: Good after renovation
- Condition of the Property: To be restored
- 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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