



Excellent 3 Bed Farmhouse for Renovation for Sale In Campofilone Fermo Marche Italy



Information de l'agent

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Property Type:	Apartments
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 327,403.18

Location

Pays:	Italie
État/Région/Province:	Marches
Ville:	Campofilone
Indicatif régional:	63828
Soumis:	18/11/2025

Description:

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Esales Property ID: es5554861

Campofilone, Fermo, Marche, Italy

The Ultimate Renaissance Project: A 7-Hectare Farmhouse Estate with Ocean Views Near Campofilone, Marche

A Vision of Italian Life: Location and Setting

Nestled in the tranquil, sun-drenched hills of the Montecamauro district, within the esteemed Province of Fermo, Marche, lies a remarkable property offering a blank canvas for an extraordinary future. We proudly present a farmhouse estate spanning a massive 7 hectares (70,000 square meters) of rich, fertile land, poised between the rolling green landscapes and the glittering Adriatic Sea. The location alone



speaks volumes: situated near the charming medieval municipality of Campofilone, the property boasts the unique advantage of being just 2.5 kilometers from the coast, offering both the serenity of a country retreat and immediate access to the equipped and public beaches of the Italian Riviera.

This is the Marche region at its finest—a land known for its 'leisure and pleasure' culture, renowned wines, and dramatic scenery where the mountains meet the sea. The gentle elevation of the Montecamauro area ensures stunning, panoramic views that sweep across the established olive groves and vineyards, capturing the dramatic backdrop of the Sibilline Mountains to the west and the expansive blue of the Adriatic to the east. The approach to the property is exceptionally convenient, facilitated by an excellent network of paved asphalt roads that provide easy access to the sea and beautifully preserved neighboring municipalities like Massignano, ensuring that while the estate feels perfectly private, it is never isolated from local life and infrastructure.

The Agricultural Heart: A Fully Operational Estate

Beyond the residential appeal, this property is a commercially viable agricultural enterprise, providing a significant head start for an owner seeking to embrace the authentic Italian agriturismo model. The seven hectares of land are already beautifully and productively planted: the estate currently nurtures approximately 350 established walnut trees and an impressive 550 olive trees, many of which are centuries old. This existing, mature plantation provides the foundation for immediate income generation through the sale of quality olive oil and walnuts, as well as providing the most picturesque environment for a hospitality business.

Furthermore, the estate is endowed with a vital and invaluable natural resource: a private water spring. This reliable source delivers an estimated flow rate of approximately 12 liters per minute and feeds into a large, dedicated 30,000-liter collection tank. This tank is fully equipped with certified water outlets, sanctioned by the local water management authority, the Consorzio di bonifica delle Marche, ensuring a consistent and self-sufficient water supply for both agricultural irrigation and domestic use. This included water source represents a massive financial and practical advantage, guaranteeing the continued health and productivity of the centuries-old olive trees and any future crops or landscape developments.

The Development Opportunity: From Farmhouse to Masterpiece

The existing farmhouse, is presented as an exciting demolition and reconstruction project. This is not a challenge, but a tremendous advantage, as it frees the discerning investor from the constraints of an old structure and allows for the creation of a modern, efficient, and custom-designed property from the ground up. The original structure offered a total volume of 1,200 cubic meters, historically divided over two floors: a large ground floor of 200 sqm and a 100 sqm second floor, complemented by a substantial 50 sqm sun-drenched terrace.

Crucially, the approved development plan allows for an expansion, enabling the new construction to reach a magnificent volume of up to 1,500 cubic meters and a total habitable surface area of 500 square meters. This generous increase provides the flexibility to design a luxurious private villa or a highly functional hospitality complex. The initial development vision includes a comfortable residential plan for a three-bedroom layout with two spacious bathrooms, offering a substantial 460 sqm of total living space upon



completion. This project presents a rare opportunity to implement the highest standards of modern design, seismic resilience, and energy efficiency, all while capitalizing on the spectacular views that surround the property .

Investment in Hospitality: A Flourishing Commercial Venture

The redevelopment potential extends far beyond a private dwelling. Given its exceptional size, prime location near the sea, and established agricultural base, this property is perfectly positioned to capture the burgeoning local and international tourism market. The approved development flexibility is particularly appealing to investors: the new 1,500 cubic meter structure can be built as a single, magnificent block, or strategically divided into individual, separate buildings—ideal for creating independent guest suites or a multi-unit resort. All new construction is subject only to a reasonable 20-meter setback requirement from the estate boundaries and the municipal road, preserving the wide-open space and natural aesthetic.

The enormous 70,000 sqm plot also offers an exciting additional opportunity for diversification. The land is approved for the arrangement of other receptive structures on the property, such as stylish mobile homes or luxury 'glamping' tents. This allows an investor to immediately scale the hospitality capacity with lower construction costs, creating a trendy, high-yield agri-glamping experience that leverages the beauty of the olive and walnut groves. With dedicated private parking and ample space to develop further dwellings or amenities, the potential for creating a comprehensive and successful tourism venture is virtually limitless.

This farmhouse estate is an invitation to undertake a rewarding development project in a premier Italian location. It blends the enduring charm and history of the Marche countryside with clear, lucrative commercial and residential potential. The core offerings are highly compelling: a massive 7-hectare plot dedicated to olive and walnut cultivation, a powerful natural water source, a permit to demolish and reconstruct a new, expanded building of up to 1,500 cubic meters (500 sqm surface area), and a strategic location only 2.5 km from the Adriatic coastline. The approved redevelopment includes a fantastic residential vision of 3 bedrooms and 2 bathrooms, all designed to maximize the stunning views. Whether the investor's goal is to create a magnificent private villa, a boutique hotel, or a diversified agriturismo and glamping business, this Campofilone estate offers the ideal, unrestricted platform for a prosperous Italian renaissance.

ABOUT THE AREA

Campofilone, nestled in the sun-drenched hills of the Province of Fermo, is a charming medieval village that epitomizes the understated beauty of Italy's Marche region. This tranquil area enjoys an enviable position in the Aso Valley, perfectly situated between the dramatic peaks of the Sibilline Mountains and the glistening waters of the Adriatic Sea, which is just a short 2.5 kilometers away. The historic center, perched on a hilltop at an altitude of approximately 200 meters, preserves the authentic feel of a time gone by, with its ancient walls, picturesque gates like Porta Marina, and the central Abbey of San Bartolomeo, which dates back to the 11th century. This unique geography affords the estate in Montecamauro district the stunning panoramic views that make this location so desirable for a high-end residential or hospitality development.



The village of Campofilone is globally renowned for a specific culinary excellence: its famous Maccheroncini di Campofilone PGI. This artisanal, egg-based pasta is cut into incredibly thin, delicate strands and is the centerpiece of a beloved annual festival held in August. The food culture here is a major draw, offering a taste of authentic Italian tradition that has earned the product a Protected Geographical Indication (PGI) status. Beyond the gastronomy, the surrounding area is rich in history and natural attractions, from exploring the nearby medieval towns of Massignano and Montefiore dell'Asso to relaxing on the pristine beaches of the Riviera delle Palme, all contributing to the flourishing local hospitality market that this large farmhouse development is perfectly poised to capitalize on.

The property's strategic location near Campofilone is highly beneficial for access and investment. The entire area is well-served by paved roads, ensuring convenient travel for both private residents and future guests. For international buyers and tourists, the region is primarily served by Marche Airport (AOI), also known as Ancona Falconara Airport or Raffaello Sanzio Airport. This is the nearest major airport, situated approximately 80 to 90 kilometers north of Campofilone. Driving time from Ancona Airport is typically under one hour, making the property easily accessible from major European hubs via airlines such as Ryanair and Lufthansa, and ensuring seamless arrivals for a new residential or commercial enterprise.

In essence, the 7-hectare estate near Campofilone offers an unrivaled blend of productive agricultural land, a stunning natural setting, and tremendous commercial potential in a globally desirable region. The opportunity to demolish and rebuild an expansive 1,500 cubic meter structure, coupled with the existing olive and walnut groves, provides the perfect canvas to create either a magnificent private villa or a high-yield agriturismo business. With the cultural richness of Campofilone and the easy accessibility via the Ancona Airport (AOI), this project represents a significant and secure investment in one of Italy's best-kept secrets, promising a return not just on capital, but on quality of life.

MAiN FEATURES:

- * 460m² of living space
- * 70000m² plot room to develop more dwellings
- * 3 Bedroom after redevelopment
- * 2 Bathrooms after redevelopment
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Italy
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Nouveau:

Oui

Commun

Chambres:

3



Salle de bains: 2
Pied carré fini: 460 m²
Dimensions du lot: 70000 m²

Lease terms

Date Available:

Contact information

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