



## Excellent 3 Bed Country House for Sale In Gualdo Macerata Marche Italy



### Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 493,472.19

### Elhelyezkedés

Ország:	Italy
Állam/Régió/Tartomány:	The Marches
Irányítószám:	62020
Feladta:	2026. 05. 19.

Leírás:

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Esales Property ID: es5555050

Contrada Contro, 2, 62020 Gualdo MC, Italy

High-Tech Eco-Paradise: A4 Energy-Efficient Villa in Gualdo, Italy

Discover the future of rural living in this newly built, state-of-the-art country house located at the tranquil end of a Comune-maintained road in Gualdo (Macerata). This property is a masterclass in modern engineering, offering a 'natural paradise' lifestyle with unparalleled energy self-sufficiency and breathtaking views of the Sibillini Mountains.

Uncompromising Structural Quality

Built by the renowned Wolf Haus, this home features premium wood construction anchored by a thick concrete foundation, backed by a 30-year structural guarantee. Designed for ultimate peace of mind, the



house is earthquake-safe up to 9.2 on the Richter scale.

- \* **Thermal Excellence:** Fully sealed against drafts and water, the home features triple-pane gas-filled windows and high-quality aluminum shutters that require zero maintenance.
- \* **Spacious Design:** The 250 m<sup>2</sup> interior boasts 4.2m high open-beam ceilings on the upper floor, creating an airy, majestic atmosphere.

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## Energy Self-Sufficiency & A4 Rating

This home is designed for the modern world, holding the highest A4 Energy Efficiency Rating:

- \* **Solar Power:** 10 Photovoltaic panels currently on the roof, with ample room for expansion.
- \* **Climate Control:** An A+++ heat pump powers the efficient floor heating system. The moderate climate means A/C is rarely needed, but the home stays perfectly insulated year-round.
- \* **Ready for Customization:** A provision for a wood stove chimney is included. The kitchens are currently uninstalled, allowing you to choose your own layout and high-end finishes.

## Versatile Layout & Indoor-Outdoor Flow

The villa is set on 4 hectares of land, offering privacy and room for agricultural dreams.

- \* **Living Space:** 3 bedrooms and 2 bathrooms (one currently finished). Two large living rooms offer massive flexibility.
- \* **The Views:** Two large bedrooms open directly onto the balcony and patio, overlooking the rolling hills of Gualdo and the mountains.
- \* **Entertainment:** Two large sliding glass doors lead to a covered patio, while the lower level features connections for a secondary kitchen—ideal for entertaining or processing your own harvest.

## An Agricultural & Financial Opportunity

The land is a fertile haven with two growing seasons. Harvest cool-season crops until April, or plant your own olive grove and vineyard. The property already enjoys wild cherry, plum, apple, and fig trees.

- \* **Financial Incentive:** Benefit from Italy's 7% flat income tax rate for foreign retirees in small southern towns—a policy expanded for 2026.
- \* **Investment Value:** With construction costs exceeding €600,000, this home is offered at €425,000 for a quick sale.

## Prime Location & Amenities

- \* **Nearby Services:** Just 10 minutes from Gualdo and 20 minutes from Sarnano's large outdoor markets and hospital.
- \* **Adventure:** Less than an hour's drive to both the Adriatic coast and the Sibillini National Park.



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\* Accessibility: Mail delivery to the door and public water connected. Ancona Airport (AOI) is just 58 km away.

This is more than a house; it is a sustainable, earthquake-proof investment in the heart of Italy's cultural heritage. If you love it, let's make a deal!

## Property Details:

- \* Price: €425,000
- \* Area: 250 m<sup>2</sup> Living / 4 ha Land
- \* Bedrooms: 3 | Bathrooms: 2
- \* Energy Class: A4
- \* Tax: Approx. €300/year

## ABOUT THE AREA

Nestled in the heart of the Marche region, Gualdo is a captivating medieval village in the province of Macerata. Perched on a hilltop approximately 650 meters above sea level, the town offers a panoramic 'natural balcony' with sweeping views that stretch from the dramatic peaks of the Sibillini Mountains to the shimmering Adriatic coast. Its historic center, characterized by narrow cobblestone streets and ancient stone architecture, preserves the authentic atmosphere of an Italian borgo, where time seems to have slowed down.

The town's history is etched into its landmarks, most notably the Romanesque Church of San Biagio and the picturesque Piazza Alta, which serves as the community's cultural heart. Gualdo's heritage is deeply tied to its medieval fortifications and the religious art that adorns its local chapels. Despite the challenges of past seismic activity in the region, the town has maintained its resilient charm, offering visitors a blend of historical depth and a tranquil, slow-paced lifestyle that is increasingly rare.

For those who love the outdoors, Gualdo serves as an ideal gateway to the Monti Sibillini National Park. The surrounding countryside is a tapestry of rolling hills, olive groves, and vineyards, providing endless opportunities for hiking, cycling, and exploring 'hidden gems' like the nearby Sarnano waterfalls or the legendary Grotta dei Frati. Local cuisine remains a cornerstone of the experience, with traditional restaurants serving authentic dishes made from porcini mushrooms, truffles, and locally cured meats, often accompanied by the region's celebrated wines.

Travelers looking to visit this peaceful retreat will find that the nearest airport is Ancona Raffaello Sanzio Airport (AOI), located approximately 90 kilometers (about an hour and 15 minutes by car) to the north. For a wider selection of international connections, Perugia San Francesco d'Assisi – Umbria International Airport (PEG) is also a viable option, situated roughly 100 kilometers away. Whether arriving by car from Rome or flying into the Adriatic coast, the journey to Gualdo rewards visitors with some of the most stunning rural landscapes in central Italy.

## MAiN FEATURES:



- \* 250m2 of living space
- \* 40000m2 Plot
- \* 3 Bedrooms
- \* 2 Bathrooms
- \* 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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## Gyakori

Hálósobák:	3
Fürdőszobák:	2
Kész négyzetméter:	250 nm
Telekméret:	40000 nm

## Utility details

Heating:	Yes
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.476.263

