Le Marche

Monterubbiano

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



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.













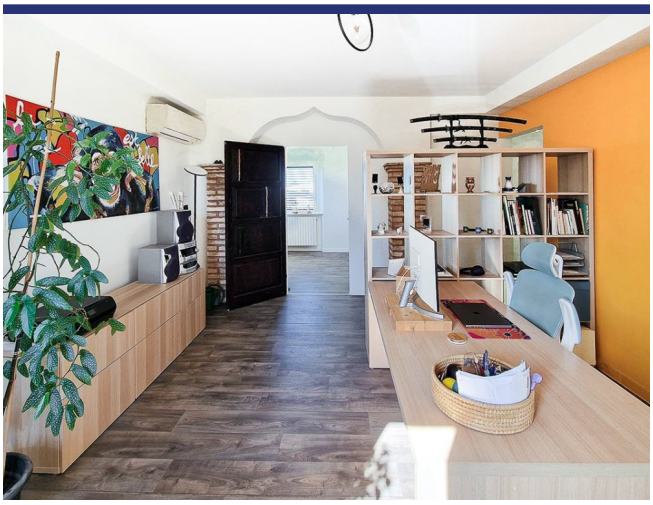


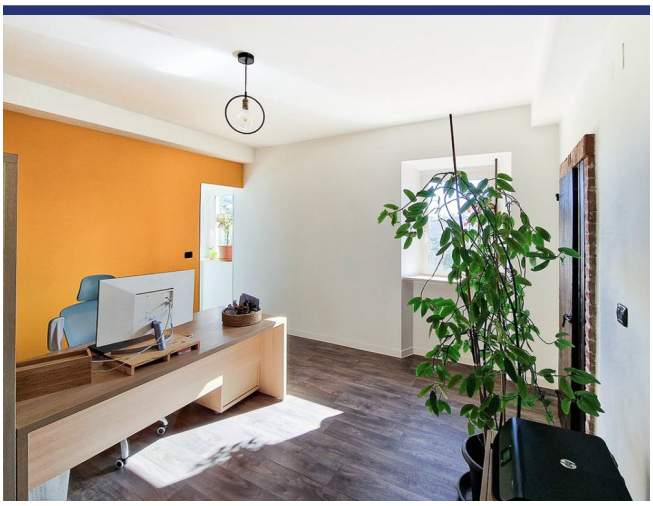


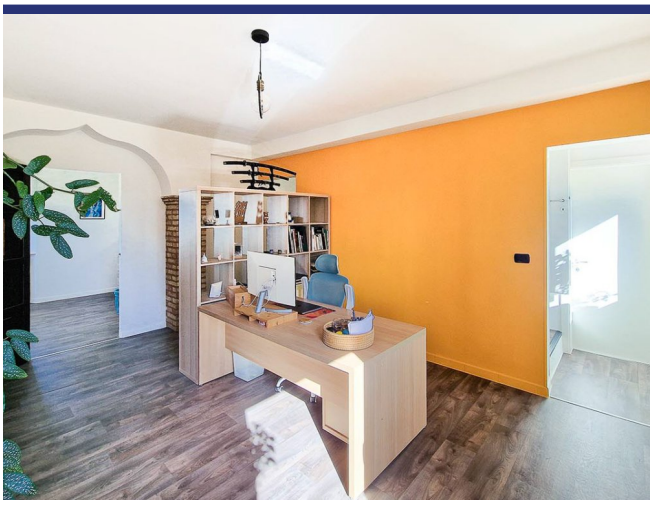


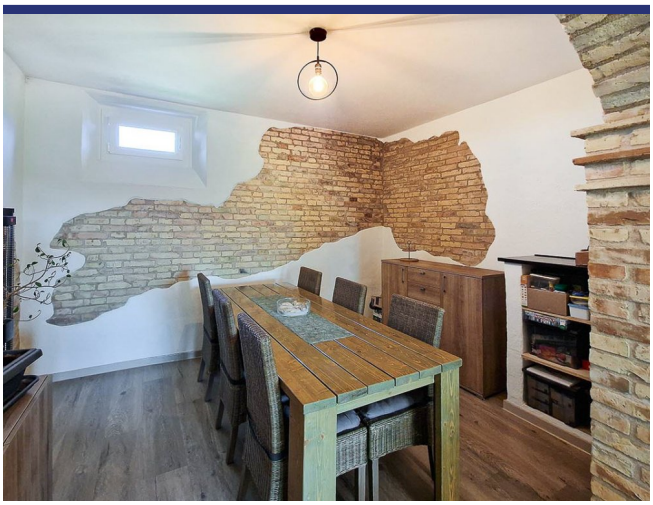




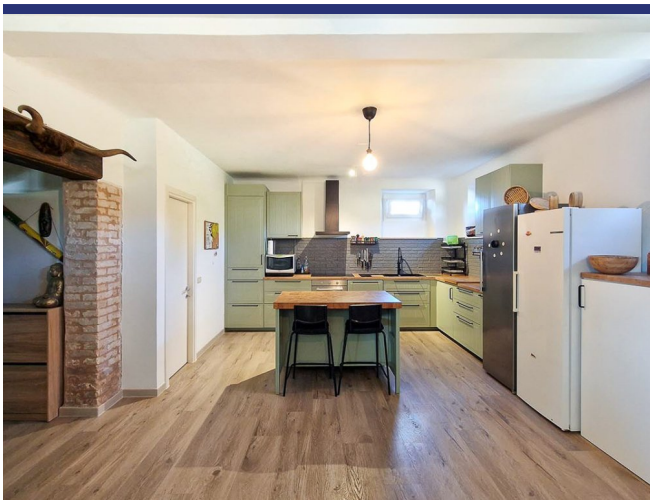




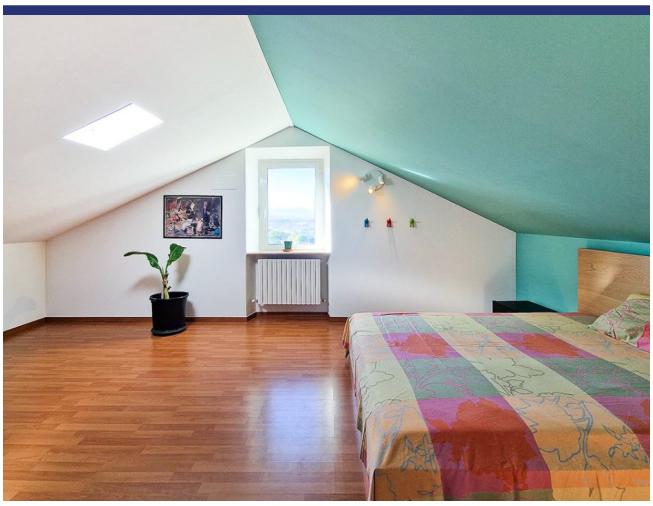


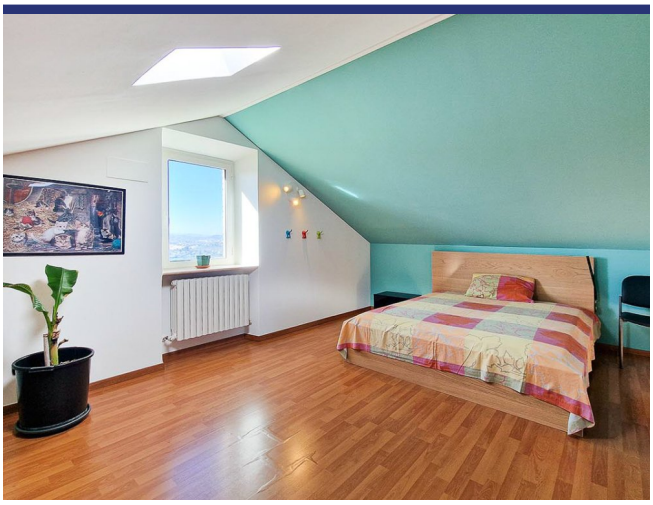


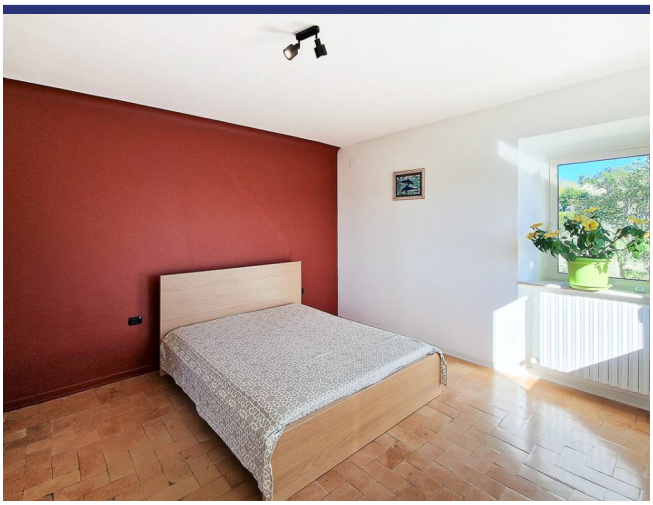


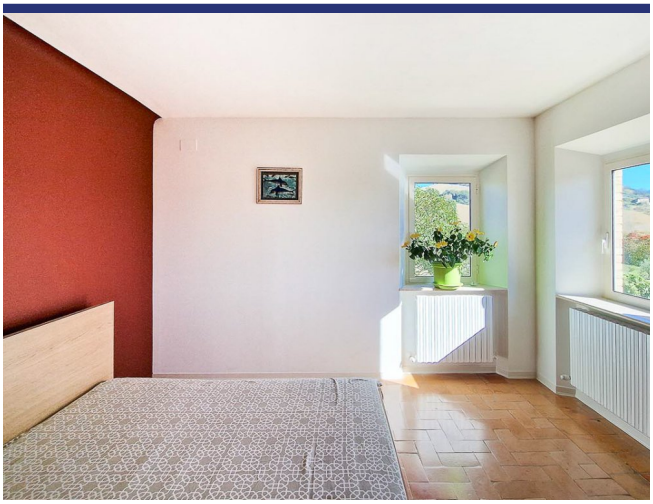


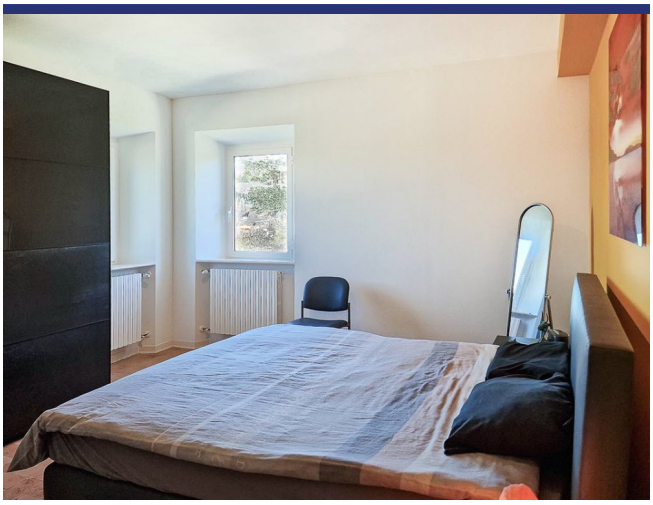


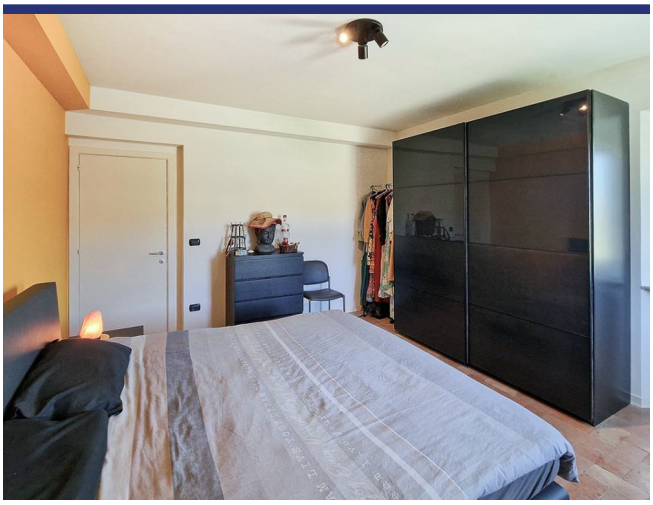


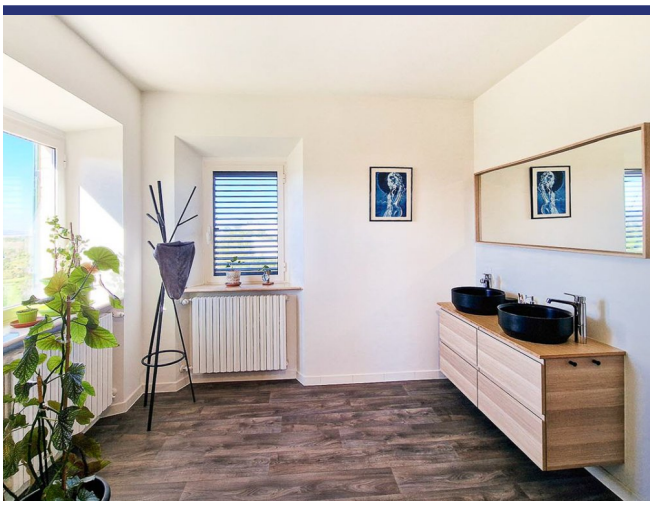


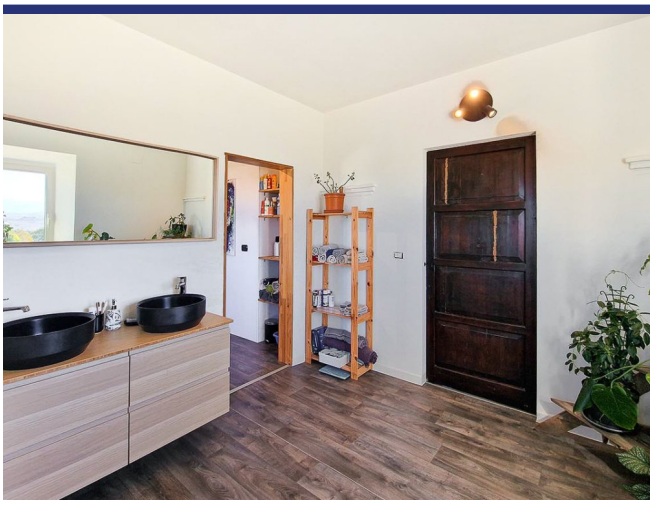


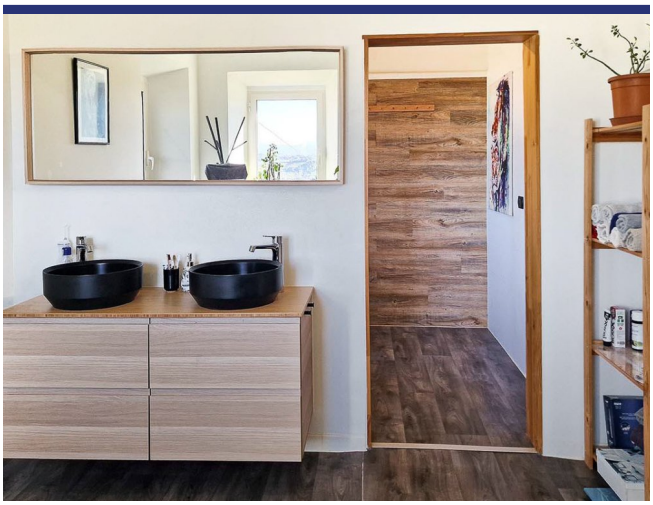




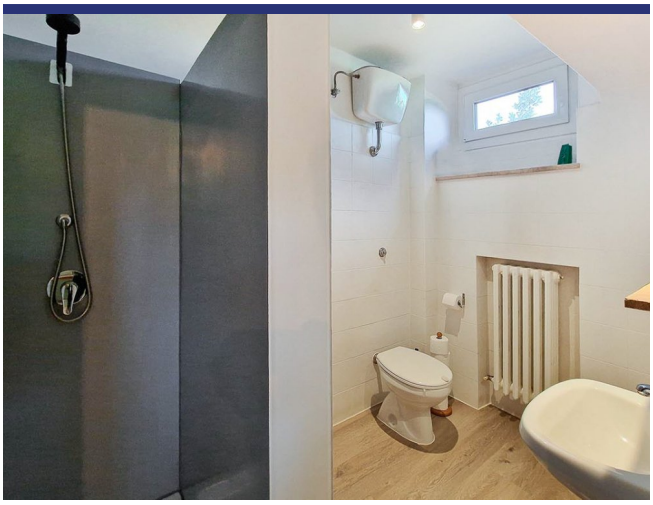






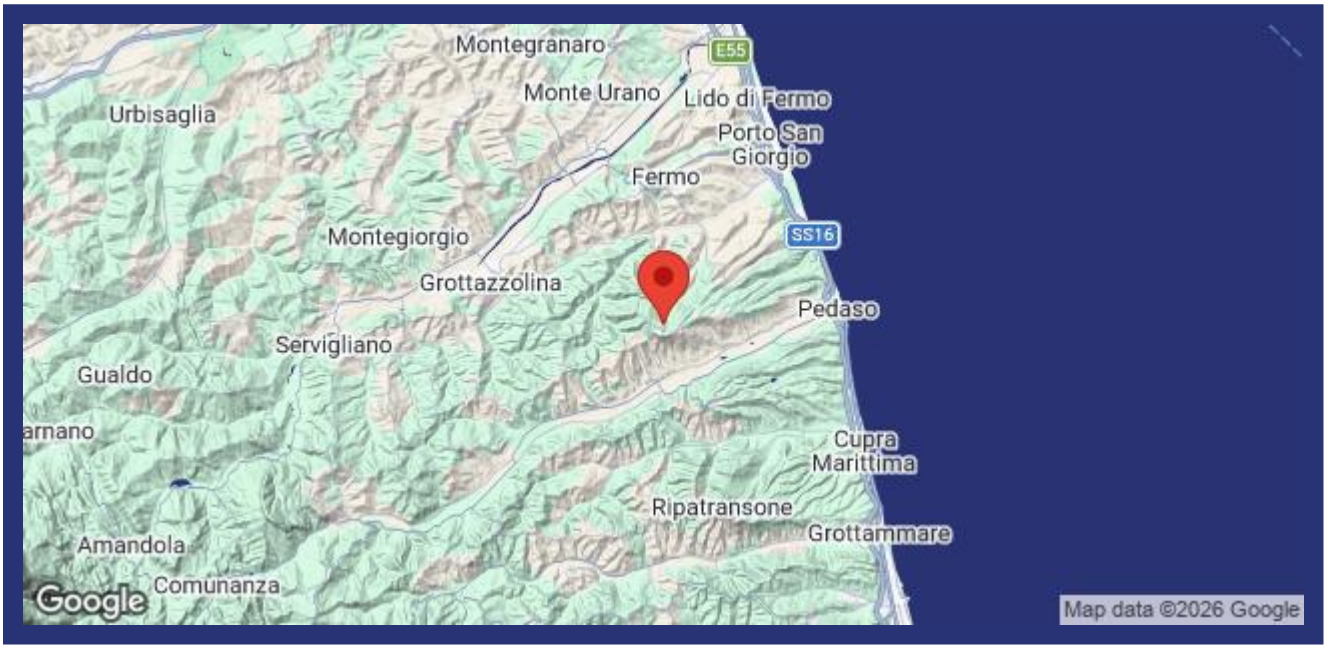








6527 Monterubbiano



- Riferimento: 6527
- Villa/Casale
- Vista panoramica
- 15 km dal mare
- 3 km dal paese
- Giardino
- Terrazzo
- Riscaldamento
- Garage: Parcheggio
- Guesthouse: Da realizzare
- Piscina: Da realizzare
- Prezzo: € 425.000

- spazio abitabile: 290 m^2
- Terreno: 35000 m^2
- camere da letto: 4
- Bagni: 2
- Potenziale per l'affitto: Bene
- Condizione della proprietà: Molto bene
- Stato: Disponibile