

## **Rustic for sale in Montelupone**

### **€ 148.000**

### **Ref. PU-098**



**244 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 6**

Puzielli Real Estate offers a farmhouse in need of renovation with a panoramic view for sale in Montelupone. The property is spread over two levels, totaling approximately 244 sq m.

On the ground floor, there are three storage rooms totaling approximately 51 square meters and a garage of approximately 103 square meters. The first floor houses the living quarters, all registered, for a total of approximately 161 square meters. The property also includes a barn of approximately 104 square meters and an outdoor courtyard of approximately 4,507 square meters.

This house is in need of renovation; therefore, a complete renovation is necessary. A swimming pool could be built in the area. The fixtures, shutters, entrance door, interior doors, electrical system, heating system, and bathrooms all need to be redone. The property has a regional earthquake fund contribution of approximately €95,000, which can be used to benefit from the 110% Superbonus for the entire 2026 period.

Located in a stunningly beautiful area of the Marche region, specifically in Montelupone, this home enjoys breathtaking panoramic views of the surrounding mountains and the sea, ensuring privacy and tranquility while being conveniently close to town and major amenities. Porto Potenza Picena and the beaches are just about a 15-minute drive away.

This property represents an excellent investment opportunity for those seeking a primary residence or holiday home in the Marche region. Another excellent option is to list the property on holiday rental networks.

## Certification

**Energy Class:** G

**EPgInr:** 573.84 kwh/□

## Features

Code: PU-098

Reason: Sale

Categoria: Rustic

Address: Contrada Sant'Agostino, 3

Zip Code: 62010

Municipality: Montelupone

Total Square Meters: 244 sq.m.

Bedrooms: 3

Bathrooms: 3

Rooms: 6

State of Preservation: Be Restored

Level: Buildings

Total Floor: 2

Age Construction: 1800

Current Status: Vacant at closing

Sea Distance: 14.000 meter

Kitchen: Exposed Kitchen

Box: Triple, 103 sq.m.

Fireplace

Wooden Window Frames

Shutters

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices







