

93-HECTARE ESTATE WITH FARMHOUSES TO BE RESTORED FOR SALE IN OSIMO, MARCHE

Osimo – Ancona – Marche



Interiors
4,372 m²

Bedrooms
Up to 35

Bathrooms
Up to 35

Total land
93.0 ha

Olive grove
1.2 ha

A few kilometers from Osimo, not far from the famous Recanati and the crystalline coast of Numana, 93-hectare estate with eight farmhouses to renovate for sale. The property boasts numerous buildings (more than 4,300 m² in total, most to be renovated) that could be easily adapted for hospitality activities thanks to the presence of various independent farmhouses. The company offers great development potential for an agritourism-related hospitality business. The agricultural land includes an olive grove (1.2 hectares) which produces excellent olive oil.

SUMMARY OF THE PROPERTY

REFERENCE #: 2979 – OSIMO ESTATE

TYPE: estate

CONDITIONS: to be restored

LOCATION: hilly

ACCESS: unpaved road (600 m)

INTERIORS: 4,372 square meters (47,043 square feet)

TOTAL ROOMS: 50

BEDROOMS: up to 35

BATHROOMS: up to 35

ANNEXES: several farmhouses

MAIN FEATURES: stone and brick walls, wooden beams, terracotta flooring, agricultural land, olive grove, rustic farmhouses to be restored

EXTERIOR: 93.0 hectares (229.8 acres)

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: already connected + photovoltaic system

WATER SUPPLY: mains water + wells

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (3km; 5'), Osimo (6km; 10'), Recanati (12km; 20'), Camerano (14km; 20'), Loreto (14km; 20'), Sirolo (19km; 25'), Numana (20km; 30'), Ancona (23km; 30'), Macerata (25km; 30'), Cingoli (28km; 35'), Jesi (29km; 35'), Porto Sant'Elpidio (49km; 45'), Senigallia (53km; 50'), Urbino (115km; 1h 30')

CLOSEST AIRPORTS

Ancona R. Sanzio (29km; 35'), Rimini F. Fellini (114km; 1h 25'), Perugia San Francesco (122km; 1h 35'), Pescara P. Liberi (152km; 1h 55'), Forlì L. Ridolfi (171km; 1h 55')

OSIMO ESTATE

A few kilometers from **Osimo**, not far from the famous **Recanati** and the crystalline coast of **Nu-mana**, **93-hectare estate** with eight farmhouses to renovate for sale. The property boasts numerous buildings (more than 4,300 m² in total, most to be renovated) that could be easily adapted for hospitality activities thanks to the presence of various independent farmhouses. The company offers great development potential for an agritourism-related hospitality business. The agricultural land includes an olive grove (1.2 hectares) which produces excellent olive oil.

The property is available with different options that allow maximum flexibility for the buyer:

- **Entire property (Business center + land + farmhouses):** € 4,900,000
- **Only agricultural land:** € 3,730,000
- **Only farmhouses:** € 1,230,000
- **Individual farmhouses:** see below

DESCRIPTION OF THE BUILDINGS

The **business center** (1,145 m² – 12,320 ft²), composed of annexes used for productive functions connected to agricultural activities, is located in a strategic and easily accessible position, ideal for activities related to the management of tillable land and running a structured farm. The property includes rural buildings for operational and logistical use, warehouses for storing equipment and products, as well as functional spaces for storing agricultural machinery.

One of the buildings is equipped with a photovoltaic system, which allows the production of renewable energy to support business activities, contributing to reduced management costs and improved overall energy efficiency.

The complex is suitable for different types of use, both for direct management and as an investment, thanks to the versatility of the spaces and the presence of already operational infrastructure, in a productive and well-organized agricultural context.

The property also includes **eight independent rustic farmhouses**, easily accessible and some with panoramic positions. For each farmhouse, the price will also be indicated, as it is possible to buy individual plots (with surrounding agricultural land to be defined and valued separately).

- **Podere "Ghergo"** (377 m² – 4,056 ft²) – € 130,000
- **Podere "Montecchioni"** (435 m² – 4,681 ft²) – € 155,000
- **Podere "Gualtiero"** (420 m² – 4,519 ft²) – € 135,000
- **Podere "Boschetto"** (720 m² – 7,747 ft²) – € 420,000
- **Podere "Naspetti"** (330 m² – 3,551 ft²) – € 120,000
- **Podere "Lunari"** (385 m² – 4,143 ft²) – € 150,000
- **Podere "Panorama"** (500 m² – 5,380 ft²) – € 170,000
- **Podere "Capanno"** (60 m² – 646 ft²) + 1.2 hectares of olive grove – € 125,000

EXTERIOR

The entire company extends over approximately **93.0 hectares (229.8 acres) of land**, located in flat and hilly areas. The property mainly includes arable land, ideal for various cereal crops and crop rotations, ensuring good productivity and management versatility.

The lands, well exposed and with regular hilly morphology, lend themselves to efficient mechanized management. The strategic location, a short distance from the main connections of the area, makes the company suitable for both direct agricultural use and as an investment in the land sector.

The property is completed by 1.7 hectares of forest and 1.2 hectares of olive grove, located in a panoramic position, from which excellent olive oil is produced.

MAP OF THE ESTATE















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CHRISTIE'S
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