# Le Marche

## Penna San Giovanni

Réf. 6612: An established organic agriturismo and agricamping business in the hills of Le Marche, with accommodation, hospitality facilities and productive agricultural land.
Prix: € 785.000



# Description

Set in the countryside near Penna San Giovanni, Agriturismo e Agricampeggio La Collina is an established rural hospitality property combining a newly rebuilt farmhouse, a restored stone cottage, a multifunctional outbuilding, camping facilities and approximately 45,000 m² of agricultural land. The property enjoys a peaceful rural setting with wide views across the surrounding hills, medieval villages and towards the Sibillini Mountains, and offers an established hospitality business with scope for further development.

The main farmhouse is currently being completely rebuilt in accordance with the latest earthquake-resistant, thermal and acoustic insulation standards. The building extends to approximately 310 m² over two floors, together with a covered portico of approximately 35 m². The internal layout and finishes can still be customised during construction.

The ground floor is designed to provide a large open-plan living room and kitchen of approximately 65 m², opening directly onto the portico through large French doors. There is also a bathroom and approximately 75 m² of workshop space, which could potentially be adapted to provide two additional bedrooms, subject to the necessary permissions.

An internal staircase leads to the first floor, which includes two double bedrooms, a bathroom and a storage room. A separate external staircase provides access to a further living room with two double bedrooms and a bathroom. The first floor also has access to a useful attic space.

The farmhouse is planned with underfloor heating, a heat pump, photovoltaic panels with a 10 kW battery storage system and solar-assisted hot water production. The combination of insulation, renewable energy systems and efficient heating is intended to provide a high level of energy efficiency.

A separate former stable has been fully restored into a characterful stone cottage of approximately 45 m². The ground floor comprises a living room, kitchen, bathroom and separate WC, while the first floor contains one double bedroom and one single bedroom. The cottage retains its traditional character and has air conditioning for both heating and cooling, mosquito screens, a covered terrace, private garden and parking with a 7.4 kW electric vehicle charging point.

The third building is a newly constructed, earthquake-resistant multifunctional outbuilding of approximately 75 m², completed in 2017. It is divided into a dining and shop area, a fully equipped professional kitchen with storage and WC, and sanitary facilities serving the agricamping. The professional kitchen is suitable for preparing meals and processing the farm's own products, while the shop and dining area opens onto a covered outdoor terrace with views across the surrounding countryside.

Agriturismo e Agricampeggio La Collina operates as an established agricamping business with landscaped and terraced camping pitches positioned at different levels of the hillside. Each pitch has its own electricity connection and nearby water supply, while the layout provides privacy and panoramic views. The sanitary facilities include three showers, three toilets, washbasins, a dishwashing area and a washing machine.

Additional recreational facilities include a children's play area with games and books, a play caravan and table tennis. A swimming pool measuring approximately 8 x 4.7 metres was constructed in 2025 and is surrounded by a tiled covered terrace and outdoor shower supplied with solar-heated water. There is also potential to increase the number of camping pitches, subject to the relevant permissions.

The agricultural land extends to approximately 4.5 hectares, with part of the wider holding currently leased. The land includes an olive grove used for olive oil production, agricultural fields used for grain and spelt, a vineyard, fruit and nut trees, a vegetable garden and a chicken coop with outdoor space. An irrigation system serves the vegetable garden.

The agricultural side of the business is organically certified and supplies ingredients for the restaurant and products for sale. Depending on the agreement, agricultural machinery and equipment for farming, wine production and olive oil production may also be available for the purchaser.

The property includes an established restaurant serving approximately 32 guests, catering both to visitors staying at the agricamping and external customers. The current owners also use the terrace for Italian dinners during the summer season.

A shop forms part of the business and sells organic products produced on the property, including goods prepared from the farm's agricultural production. The existing business has an online sales operation and an established customer base, with regular orders and returning clients. The income is currently generated through a combination of accommodation, restaurant services and agricultural product sales.

The property is equipped with a 1,000-litre water pressure system and pump, a septic tank and a groundwater well. Electricity is supplied through photovoltaic systems with battery storage, together with a connection to the electricity grid.

Agriturismo e Agricampeggio La Collina is located approximately 5 minutes by car from the medieval village of Penna San Giovanni, where local shops, restaurants, bars and other services are available. The Sibillini Mountains are approximately 20 minutes away, while the Adriatic coast at Porto San Giorgio is approximately 45 minutes by car. The surrounding area also offers opportunities for hiking, cycling and mountain biking.

With a rebuilt main farmhouse, independent guest cottage, restaurant and shop facilities, established agricamping infrastructure, swimming pool and approximately 4.5 hectares of organically certified agricultural land, Agriturismo e Agricampeggio La Collina offers an opportunity to acquire an operational rural hospitality business in the hills of Le Marche. Its position between the Sibillini Mountains and the Adriatic coast provides the potential to combine agritourism, outdoor accommodation, organic agricultural production and food-related activities in one established property.

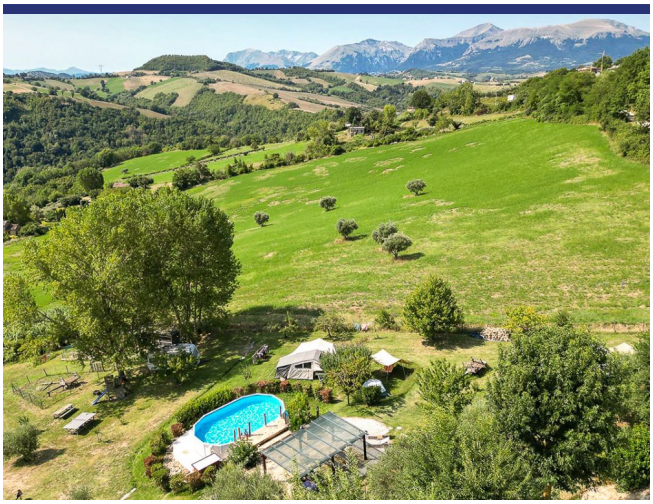
# Les photos

































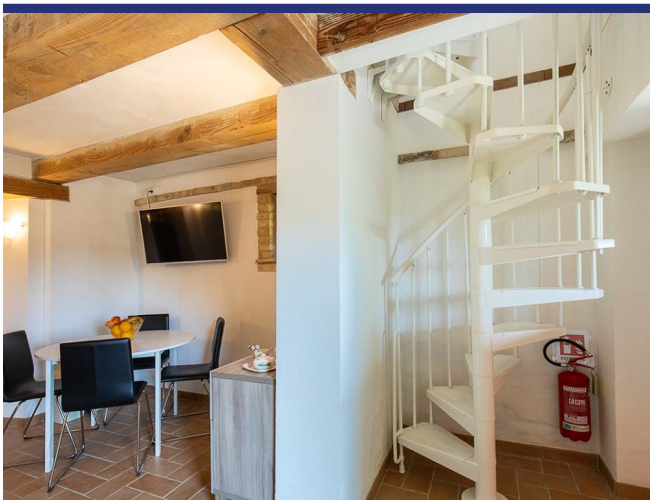


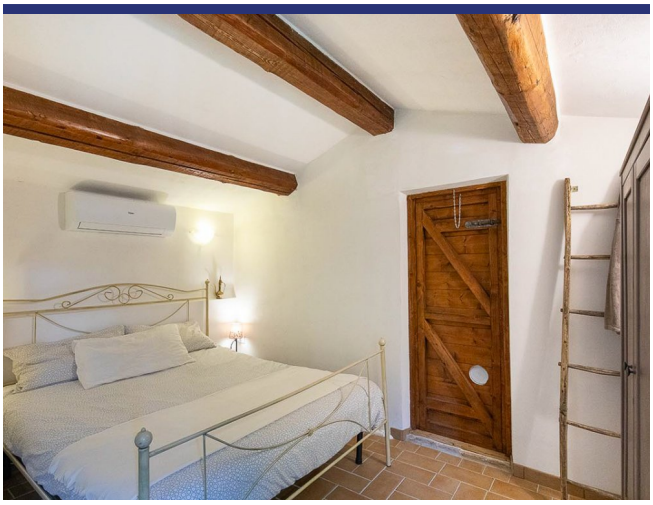




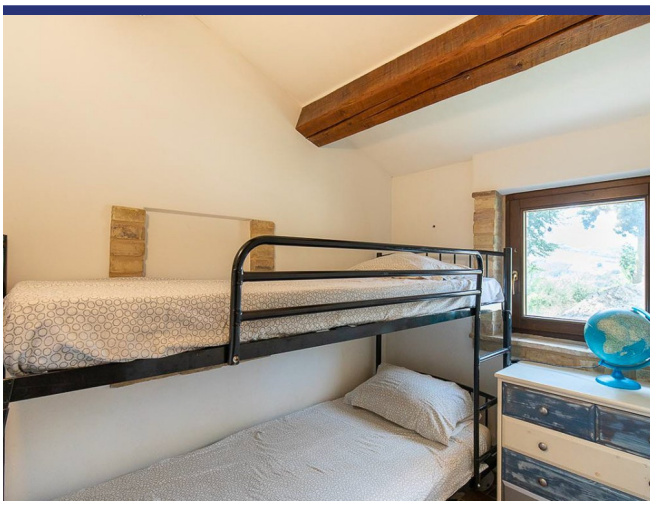








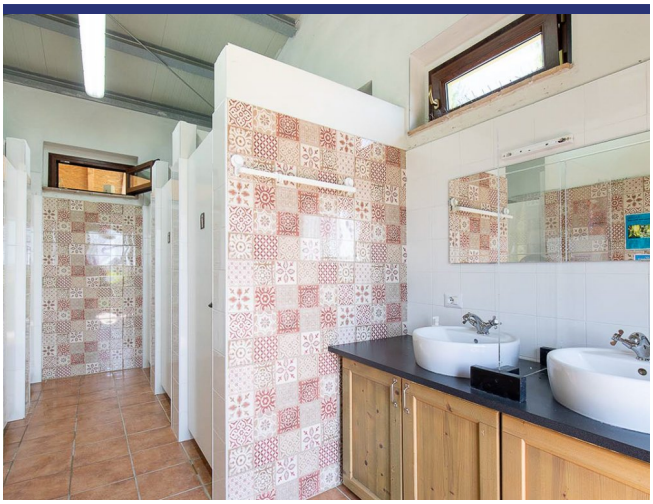










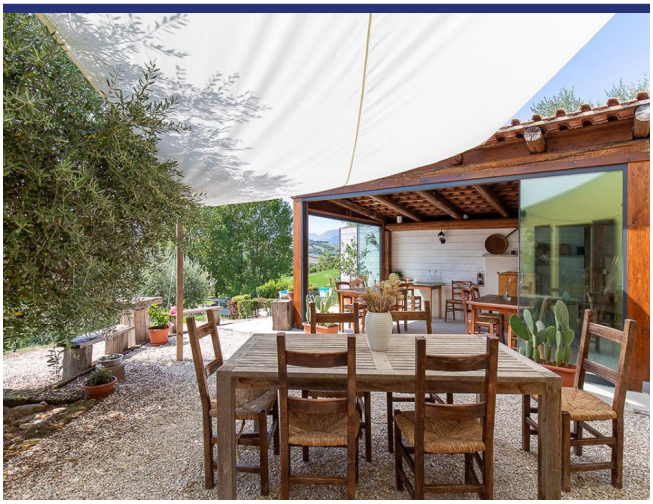







Self-service







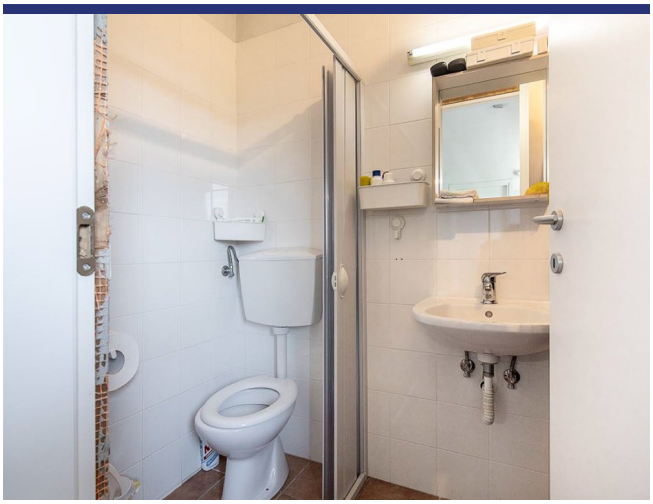

Welcome

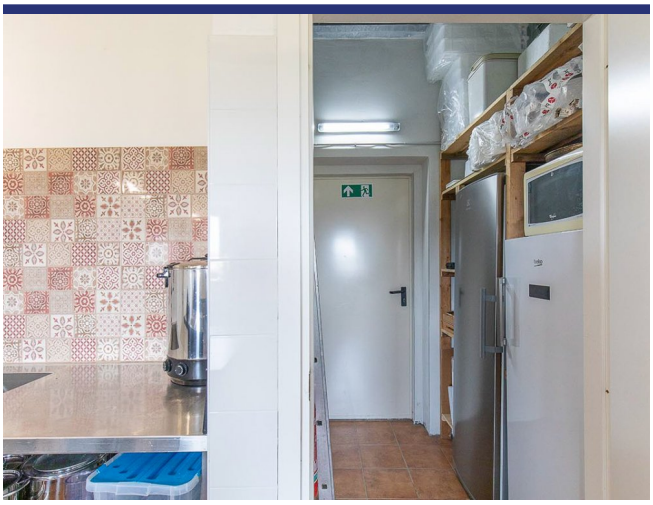
























# Endroit & détails




(la marque n'est pas l'emplacement exact du bien)

- Reference: 6612
- Villa/Ferme
- Agritourisme/Chambre d'Hôte
- Vue panoramique
- 45 km de la mer
- 5 km du village
- Jardin
- Terrasse
- Garage: Parking
- Studio indépendant: Oui
- piscine: Oui
- Prix: € 785.000

- Surface habitable: 355 $m^2$
- Surface du terrain: 45000 $m^2$
- Chambres: 5
- Salles de bains: 4
- potentiel à la location: Très bon
- Condition du bien: Très bon
- Statut: Disponible

# Information

## Le processus et les frais d'achat

Pour plus d'information sur la procédure d'achat, n'hésitez pas à nous contacter. Nous vous enverrons avec plaisir notre documentation détaillée sur le processus d'achat, les démarches à faire et les frais d'acquisition.

## Que fait ItaliaCasa

ItaliaCasa est un agance international immobilier avec seulement 1 spécialisation: l'immobilier italien! Nous combinons le meilleur de deux mondes. Solidement installé en Italie, nous n'oublions pas nos racines d'Europe du Nord. Nos représentants multilingues en Italie sont une garantie pour une une connaissance parfaite des conditions du marché local. Nous comprenons nos clients internationaux comme nous comprenons la manière italienne de faire des affaires. Cela nous permet d'offrir à nos clients la meilleure assistance possible au cours du processus d'achat.

## Pourquoi choisir ItaliaCasa?

Nous parlons votre langue et comprenons vos désirs. Sur internet, de nombreux intermédiaires proposent de l'immobilier à l'étranger. Souvent, ces intermédiaires n'ont aucune connaissance de l'immobilier Italien, de la situation du marché Italien, du système juridique Italien, ce qui nuit gravement à un quelconque accompagnement sérieux et professionnel. Chez ItaliaCasa nous connaissons tous les objets proposés et les avons sélectionné spécifiquement pour pouvoir correspondre aux souhaits des clients du marché nord-européen. Ensuite nous accompagnons la totalité du processus d'achat. Il s'agit d'un travail de spécialistes qui savent à quel moment des difficultés peuvent être rencontrées et quelles affaires nécessitent une attention plus particulière lors d'un achat. Tous les aspects cadastraux, juridiques et de permis de construire sont mis en perspective afin de représenter le client au mieux. Avec comme principal objectif : un achat réussi et sans soucis!

## Voulez-vous en savoir plus?

ItaliaCasa BV

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