

Cannobio, House in Vendita



150 mq | : 2 | : 3 | : 5

CANNOBIO RESIDENTIAL AREA.

SMALL VILLA WITH TERRACE AND LAKE VIEW DIVISIBLE INTO TWO FLATS.

Recently built small villa with lake view, surrounded by nature and only a few steps from the centre of Cannobio.

THE BUILDING CAN BE DIVIDED INTO TWO COMPLETELY INDEPENDENT UNITS, BOTH WITH GARDEN AND LAKE VIEW.

In a dominant and quiet area, this well-kept dwelling with Mediterranean colours, characterised by harmonious architecture, was built in 2006.

The property is arranged on several levels.

It is currently composed as follows:

On the ground floor we find the living area of about 52 sqm which has a spacious and bright living room, with access to the 16 sqm front porch and the small flat garden of about 60 sqm. The kitchen also has access to the porch, the bathroom has a shower, the hallway opens onto the courtyard, to the side of which is the laundry room. Internal stairs lead to the sleeping area, which has two bedrooms both with balcony and lake view, a master bathroom, another balcony with mountain view, a spacious terrace above the laundry room and a further terraced garden of about 50 sqm.

On the upper floor we find a spacious attic floor divided into two rooms and characterised by three dormer windows.

The property is completed by a garage of about 25 sqm on the basement floor.

The property has been constructed with quality materials and is very well maintained both internally and externally. The windows are double glazed, the heating is methane gas and in the living room there is also a high performance pellet stove. It is equipped with a shatterproof alarm with two separable zones and an armoured door.

It is possible to divide the property into two completely independent units, both with lake view and garden.

TWO-ROOM APARTMENT ON GROUND FLOOR: openspace living room with open kitchen and pergola, bedroom with pergola, bathroom, large storage room with laundry, garden and garage;

THREE-ROOM APARTMENT ON FIRST FLOOR: living area composed of: entrance, large openspace with open kitchen and balcony overlooking the lake, bathroom, spacious terrace and terraced garden; upstairs: sleeping area with two attic rooms. Possibility to create a second bathroom. Private parking space.

The strengths, in addition to the lake view and the proximity to the cycle/pedestrian path, are numerous: nature forms a frame to this property and at the same time the centre of Cannobio is within walking distance; the garden with the portico, the courtyard, the balconies on both the front and the back, the garage and the parking space complete this harmonious little villa, which is in excellent condition and does not need any renovation. It is ideal both as a main residence and as a holiday home.

Cannobio, is the first Italian country that meets after the border with Switzerland. It lies on the shores of Lake Maggiore and is surrounded by green mountains. Thanks to its splendid position, Cannobio is one of the most important and appreciated Italian tourist resorts.

It has very ancient origins, as evidenced by the findings of pre-Roman times. Many of the historic buildings face elegantly along the streets and cobbled streets of the old town and pedestrian area.

From the oldest part of the town, called "Borgo" we arrive at the beautiful lakeside full of arcades, lively and touristy, full of bars, restaurants and shops. At the end of the lakeside promenade, starting from the beach "Lido" starts a beautiful cycle/pedestrian track ring of 8 km winds on the flat river promenade.

Cannobio offers many artistic, cultural and musical events throughout the year.









