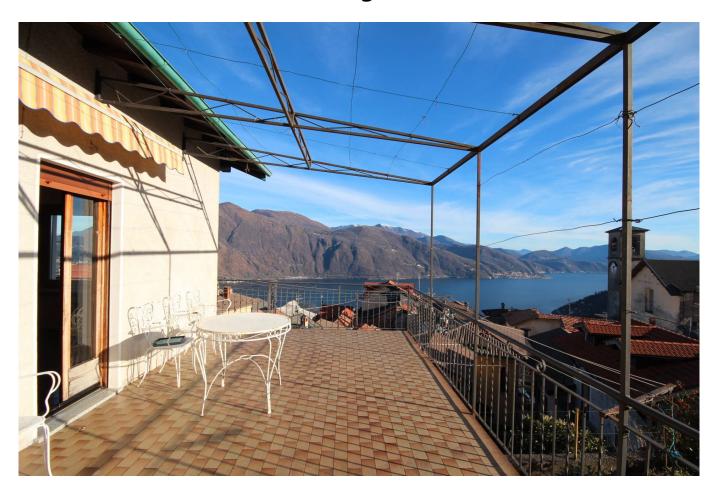# Cannobio, House in Vendita : S.Agata

180 mq | : 2 | : 3 | : 7

CANNOBIO - SANT'AGATA.

HOUSE WITH LARGE LAKE-VIEW TERRACE AND GARDEN.

In the heart of Sant'Agata, about 3.5 km from the centre of Cannobio and 1.5 km from the Swiss border, stands this detached house with small garden and large lake-view terrace.

Just a few steps from the public car park in Sant'Agata is this property, situated in a dominant position, on two levels plus cellar on the ground floor. It currently has a single living unit of approx. 160 sqm, but can easily be divided into two independent three-room apartments of approx. 80 sqm each, both with balcony and lake view.

On the upper floor is the entrance hall, a large living room with direct access to the terrace of approx. 30 sqm and the balcony of approx. 7 sqm, the kitchen and two bedrooms, one of which has a balcony.

On the lower floor are a living room and a kitchen, both with balconies as long as the entire façade, a bedroom, a bathroom, a toilet and a storage room.

In the basement there are two large, old cellars.

The garden, of about 60 sqm, is located to the side of the property, in a sunny position and is the ideal place to spend some time

outdoors, enjoying a fabulous view of Lake Maggiore and the surrounding mountains.

The house is already habitable, it needs some aesthetic improvements.

Heating is autonomous by methane gas.

The house, located in the historic centre and pedestrian area of Sant'Agata, is not accessible by car and is only about 50 m. from the public parking, restaurant-pizzeria and bar.

It is a very spacious property, and the rooms are of a generous size.

The strong point of this house is the large terrace, the garden, the wonderful lake view and the absolute tranquillity. It can also be divided into two units.

It is ideal for those seeking peace and nature, but also the convenience of being close to Cannobio, which offers liveliness and events.