

## Cannobio, Villa in Vendita



**170 mq | : 2 | : 2 | : 5**

CANNOBIO - VILLA WITH LAKE VIEW AND BEACH ACCESS.

STATELY VILLA WITH GARDEN, LAKE VIEW, BEACH ACCESS.

On the very first heights of Cannobio, only two minutes from the centre, in a dominant and sunny position, is this villa with garden, access to the beach and wonderful lake view.

The property, reachable by car and immersed in nature, is surrounded on three sides by a terraced garden, very well-kept and planted; upstream there is a natural area, left to woodland, where a small stream flows. To the side, following the path that descends towards the lake, one reaches the beach of Lake Maggiore.

This property, built in the 1990s, is very harmonious and cosy.

The private road, bordered by an automatic access control bar, leads to the property, and

after parking in the spacious double garage, passing through the terraced garden, one reaches the dwelling, which is on two levels.

This Mediterranean-coloured dwelling is located on the ground floor, and is characterised by large windows overlooking the lake and a generous floor area of approximately 110 square metres.

The entrance opens onto the elegant living room which has a semicircular shape, the central fireplace reinforcing its welcoming character; to the right is a spacious eat-in kitchen which has direct access to the large terrace, also with a lake view. In the kitchen there is a wood-burning thermo-stove: a nice mix of modern technology and the atmosphere of times gone by.

The hallway leads to the two bedrooms, one with balcony and both with lake view. At the back is the bathroom with shower and window.

The floor below, which is just as large as the flat, can be reached directly from the garden through the large windows and has four large rooms and a bathroom with shower, which are mostly used as a hobby room, small workshop, laundry-ironing room, central heating and

cellar.

The villa is in excellent condition, built with quality materials, and is very well cared for and hospitable, both internally and externally. The heating system has a heat pump; in addition, there is a pellet fireplace in the living room and a wood-burning stove in the kitchen, which is connected to the traditional heating system. The air conditioning is an inverter type (hot-cold). The recently installed photovoltaic system provides plenty of electricity.

The strengths of this property are numerous:

First of all, the dominant and strategic location, a few steps from the beach and halfway between the Italian-Swiss border and the lively town of Cannobio.

Then the view of the lake and the mountains, the well-kept garden and the still authentic woodland, the quietness of nature, the excellent sun exposure all year round, and last but not least, the excellent condition of the property.

It is ideal for those who love 'beautiful things'. nature and tranquillity, within walking distance of the amenities offered by Cannobio.



















