

## Valle Cannobina, Rustic in Vendita



**100 mq | : 2 | : 1 | : 3**

CANNOBINA VALLEY □ CAVAGLIO.

ROMANTIC HOUSE IMMERSED IN NATURE.

This "little paradise", immersed in wonderful nature, is located in Cavaglio, a hamlet of the Municipality of Valle Cannobina, just 10 minutes drive from Cannobio and the shores of Lake Maggiore.

Cavaglio is a small "car-free" village, where peace and tranquility reign supreme.

At the beginning of the village there is a large free public car park, which has numerous parking spaces and from here you can reach the houses of this romantic historic centre.

With a 4 or 5 minute walk through the characteristic streets of Cavaglio, we reach this charming independent house, surrounded by greenery and characterized by a large terrace of about 30 square meters with an open view of nature and the valley.

The front garden leads to the entrance of the house which opens onto the living area consisting of the spacious and bright living room with fireplace, facing south, from which you reach the terrace, the strong point of this property, from which you can enjoy a fantastic view of the valleys. The kitchen is equipped and equipped with a modern electric cooker, a gas hob and a fridge-freezer, as well as a double sink and plenty of storage space. The kitchen leads to the terrace facing north-east with a bed of aromatic herbs.

The bathroom is spacious and has a bathtub.

The internal spiral staircase leads to the upper floor, where there is the attic sleeping area with a direct view of the forest.

On the lower floor there is a covered veranda overlooking the garden, a bedroom, a small bathroom with shower and two cellar rooms, built directly on granite rocks and also ideal as a pantry and wine cellar.

On the south side of the house there is a small flat garden and on the west side of the house there is another slightly sloping one, both

fenced.

This romantic, fully furnished home is immediately habitable.

It is a true "jewel" for nature lovers, artists, hikers or simply for those seeking peace and quiet. It is also the starting point for numerous hiking trails. It is a special place of strength, tranquility and contemplation, ideal for electrosensitive people.

Cavaglio: The first village you come across when you enter Val Cannobina. Here you can still find the typical and characteristic corners of the place. To get there you have to cross a bridge about 100 m high over the Cannobino river. Cavaglio has about 200 inhabitants and offers a bar and a restaurant.

About 5 km away, there is Cannobio, the first Italian town you come across after the border with Switzerland. Cannobio is nestled on the shores of Lake Maggiore and surrounded by green mountains.

Here there are commercial activities and services, bars and restaurants, garden centers, construction and craft activities, as well as shops with everything necessary for daily life. There are numerous artistic, cultural, musical events throughout the year.

Thanks to its splendid position, it is one of the most important and popular Italian tourist resorts.

Cannobio has very ancient origins, as evidenced by the findings of pre-Roman times. Many are the historic buildings that elegantly overlook the streets and cobbled streets of the historic and pedestrian center.

From the oldest part of the town, called "Borgo" we arrive at the splendid lakeside full of arcades, lively and touristy, full of bars, restaurants and shops. At the end of the lakeside, starting from the "Lido" beach, a beautiful 8 km circular cycle/pedestrian path begins, winding along the flat riverside.



























