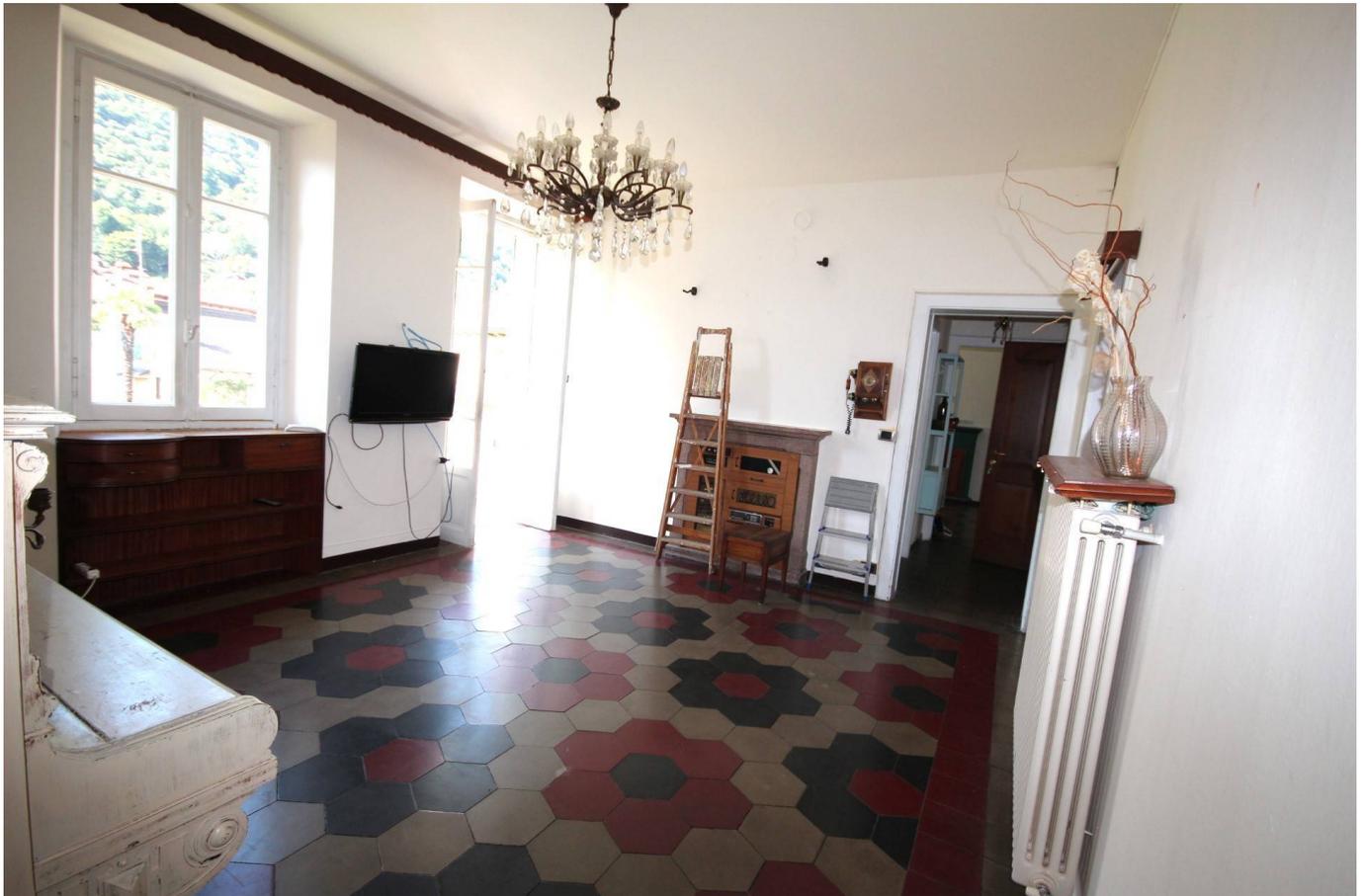


Cannobio, four-room apartment in Vendita



160 mq | : 2 | : 4 | : 7

CANNOBIO HISTORIC CENTER "BORGO"
LARGE 7-ROOM APARTMENT.
POSSIBILITY OF CONSTRUCTING TWO □ THREE INDEPENDENT REAL ESTATE UNITS.

This single-level apartment of approximately 160 square meters is located in the upper part of Cannobio, a centrally located area convenient to all amenities and shops. It features four balconies and numerous windows that make it very bright.

The apartment is located on the second floor of an early 20th-century building, with unobstructed views of the gardens and mountains and an extremely quiet location. The property's location is particularly noteworthy, as it is sheltered from the "Borgo" and the lively town center by other buildings that act as a shield from the noise.

To access the building you also cross a courtyard with flagstone flooring.

The accommodation has three separate entrances, which also allows for the creation of two or more independent housing units. To the left of the main entrance is the living room with a balcony and fireplace, three bedrooms, one with a balcony, and a large bathroom with a window. To the right is the kitchen, also with a balcony, and two more bedrooms, one with a balcony overlooking the courtyard. An additional bathroom is located on the mezzanine level. From the three south-facing balconies you can enjoy an unobstructed and wide view of the gardens of the historic center and the mountains.

All the rooms are spacious, with high ceilings and plenty of natural light. The floors are made of original hexagonal cement tiles, typical of the early 1900s.

The heating is independent with natural gas. The apartment is being sold unfurnished.

Thanks to the generous size, three independent entrances, and the layout of the rooms, it is possible to create two or more independent housing units.

Since the property is located in the historic center, it does not have a private garage, but there is the possibility of renting parking spaces in the immediate vicinity.

This apartment is ideal as both a primary residence and a holiday apartment.

CANNOBIO

Cannobio is the first Italian town you encounter after crossing the Swiss border. It sits on the shores of Lake Maggiore and is surrounded by green mountains. Thanks to its splendid location, Cannobio is one of Italy's most important and popular tourist destinations.

Its origins are very ancient, as evidenced by pre-Roman finds. Many historic buildings elegantly line the cobbled streets and alleys of the pedestrianized historic center.

From the oldest part of town, called "Borgo," we reach the splendid lakeside promenade, lined with arcades, a lively and touristy spot filled with bars, restaurants, and shops. At the end of the lakeside promenade, starting from the "Lido" beach, a lovely 8 km circular cycle/pedestrian path winds along the flat riverside.









Immobiliare Cannobio

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