

Cannobio, House in Vendita



148 mq | : 1 | : 2 | : 4

CANNOBIO - CA' BIANCA LOCATION.

RUSTIC HOUSE WITH BEAUTIFUL LAKE VIEW, GARDEN, ACCESS TO THE PUBLIC BEACH.

RUSTIC BUILDING TO BE RENOVATED WITH APPROVED PROJECT AND MOORING BUOY

This rustic house, in a dominant position and easily reached by car, is located directly opposite the Rocca Borromea (Cannero Castles), halfway between Cannero and Cannobio, is surrounded by nature and has a spectacular view of the waters of Lake Maggiore.

The area, known as "Ginella," is currently undergoing a complete redevelopment. A driveway has just been built, connecting both the three villas below and this rustic building, located in a dominant position, which guarantees complete and absolute privacy. Near the property, approximately 70 m2 away, there is direct access to the free beach.

CURRENT STATUS:

The current status includes:

- a main farmhouse to be renovated, which will be used as a residence;
- a small secondary rustic building to be renovated, which will be used as a garage;
- private garden of 710 sq m;
- shared driveway and pedestrian access road from State Road 34 to the property,
- project in the approval phase for the construction of a detached villa.

PROJECT

The project, currently in the authorization phase, involves the demolition and construction of a state-of-the-art two-story residence of approximately 120 square meters, with large terraces and all-glass walls to fully enjoy the splendid view.

On the upper floor, there is an open space of over 52 square meters, dedicated entirely to the living area, completely surrounded on three sides by a covered porch of approximately 30 square meters, an additional uncovered terrace of approximately 40 square meters, and a large balcony of approximately 19 square meters.

On the lower floor, there are two bedrooms with large windows overlooking the lake, both with direct access to the terraces and garden. The modern bathroom also has a window overlooking the lake.

In the basement, accessible from both inside and outside the home, and located on the same level as the garage, there is the utility room and direct access to the home.

The three levels, connected by an internal staircase, also have independent entrances.

In the outdoor area, completely enclosed by a hedge, in addition to the 18 sq m garage, there are additional parking spaces available.

The 710 sq m garden features terraces supported by traditional stone walls that blend seamlessly into the surrounding landscape.

Private mooring buoy with access from the free beach (approximately 70 m²).

The project includes the possibility of expanding the property.

Possibility of purchasing an additional plot of land, approximately 350 square meters, for the construction of a swimming pool.

The property is being sold in its current state (property to be renovated with approved project).

The option of purchasing the property fully constructed and with turnkey delivery is offered.

The splendid view of Lake Maggiore and the mountains, the unique location, the access to the beach and the tranquility of the surrounding nature make this property one of a kind.







