Immobiliare Cannobio
Via Marconi 28 - 28052 Cannobio
Telefono 0039032370400 - Fax 0039032370400

# Ghiffa, House in Vendita



## 115 mq | : 1 | : 2 | : 4

GHIFFA  HOLY TRINITY

TERRACED HOUSE WITH LARGE TERRACE AND LAKE VIEW

In Ghiffa, just 200 meters from the UNESCO-listed Parco della Trinità, in a quiet, sunny, and dominant location, we offer this terraced house in a three-family complex, with a splendid panoramic terrace and small garden.

The property, from ground to sky, built in 2007, is composed as follows:
Approximately 65 sq m apartment: living room with open-plan kitchen and access to a 28 sq m terrace with stunning views of Lake Maggiore and the surrounding mountains; two bedrooms, one with access to a large terrace and the other overlooking the private courtyard; bathroom with shower and window.
The 65 sq m solarium on the building's roof offers 360° views of the lake and mountains, and is accessed via an external staircase. A hot tub can be installed above for peaceful relaxation. The setting offers complete privacy.
On the ground floor, with independent access on a private road, there is a large 50 m2 hobby room, with a private garden of approximately 50 m2 in front.
At the back of the house is a private courtyard of approximately 28 square meters and two parking spaces. The property also includes a 16 square meter cellar.

The recently built property has independent gas heating and no condominium fees; it requires no renovations and is ready to move into.

This charming residence, just 2 km from the beaches of Lake Maggiore, is surrounded by nature and very close to a rich network of trails. It is ideal for anyone who loves greenery, unique views, and tranquility, and is perfect for both residents and as a holiday home.


















**Immobiliare Cannobio**
Via Marconi 28 - Cannobio (VB) - Telefono 0039032370400 - Fax 0039032370400
info@immobiliarecannobio.it - www.immobiliarecannobio.it
P.IVA 01033790039











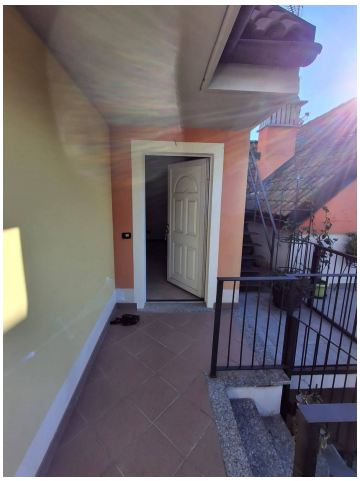






**Immobiliare Cannobio**
Via Marconi 28 - Cannobio (VB) - Telefono 0039032370400 - Fax 0039032370400
info@immobiliarecannobio.it - www.immobiliarecannobio.it
P.IVA 01033790039

















**Immobiliare Cannobio**
Via Marconi 28 - Cannobio (VB) - Telefono 0039032370400 - Fax 0039032370400
info@immobiliarecannobio.it - www.immobiliarecannobio.it
P.IVA 01033790039





**Immobiliare Cannobio**
Via Marconi 28 - Cannobio (VB) - Telefono 0039032370400 - Fax 0039032370400
info@immobiliarecannobio.it - www.immobiliarecannobio.it
P.IVA 01033790039