

Valle Cannobina, Rustic in Vendita



200 mq | : 3 | : 4 | : 9

CANNOBINA VALLEY - FALMENTA HAMLET - "LA VALLE" LOCATION.

TYPICAL STONE AND WOOD HOUSE WITH THREE APARTMENTS.

In the municipality of Valle Cannobina, in the Falmenta district, in the small "car-free" hamlet called "La Valle", there is this wood and stone house with three already habitable apartments.

"La Valle" is an enchanting and peaceful place, made up of a small group of huts, large and small, all strictly made of stone.

In the heart of this village, reachable only on foot and about 15 minutes from the Falmenta public car park, we find this complete three-family house, from ground to sky, featuring large wooden balconies, beams and stone floors.

The house, approximately 200 m2, has multiple levels with independent entrances, connected by a private external stone staircase, and is composed as follows:

In the basement there are two large cellars;

On the ground floor there is an apartment with a living room, kitchen, bedroom, all with access to the wooden loggia; closet and toilet. Outside there is a small private courtyard;

On the first floor we have an entrance hall, living-dining room, two bedrooms, a toilet and a large loggia;

Finally, on the second floor there is a living room-kitchen, two bedrooms, a large wooden loggia and a toilet.

The entire property is distinguished by the typical materials of our Valley: stone and wood, and by numerous balconies and fireplaces.

The stone walls, both internal and external, reflect a pristine character. The wooden beams and floors are in keeping with tradition.

The property, fully furnished and ready to move into, is equipped with electricity and water.

Heating is provided by wood stoves and fireplaces.

Directly opposite the house, there is a ruined farmhouse and some land that can be purchased for a nominal fee, ideal for creating a beautiful garden where you can spend peaceful moments outdoors.

"La Valle" is a small village, reachable only on foot, about a 15-minute walk from Falmenta. You can leave your car in the Falmenta public parking lot, where a garage is also available for rent.

This property, which retains all the characteristics of the Cannobina Valley, is ideal only for those who love nature and seek contact with simplicity.

The strong points are the numerous walks in the woods, the rich hiking network, the pure air and the pure and uncontaminated environment.











