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

Cannobio, House in Vendita
: S.Bartolomeo



140 mq | : 2 | : 2 | : 4

CANNOBIO SAN BARTOLOMEO.

DETACHED HOUSE WITH BALCONY AND LAKE VIEW.

This typical Lake Maggiore house is located in the historic center of San Bartolomeo, an ancient hamlet located on the first hills of the Municipality of Cannobio, in the Loro area.
San Bartolomeo is an enchanting place, preserving the architecture of bygone days, with stone houses, narrow granite-paved streets, fountains with spring water, and above all, a splendid open view of Lake Maggiore. It is the starting point for a rich network of hiking trails.
Here, in the historic, pedestrianized center of the car-free village, where tranquility and relaxation reign supreme, lies this detached, single-family home with no garden. It enjoys a very sunny and quiet location, just 200 meters from the church. The main facade of the house faces the lake, so every room offers breathtaking views of nature, sunshine, the lake, and the mountains.

The house, which maintains the typical features of this region, is welcoming, immediately habitable and does not require any renovation.
On the ground floor we have two large cellars and a boiler room.
On the first floor is the living area with a dining room, a fully equipped open-plan kitchen, and a bright living room. The bathroom has a shower and a window. From each of these rooms (including the bathroom) you can admire the splendid lake view.
A beautiful wooden staircase leads to the sleeping area on the second floor. There are two spacious bedrooms with a lovely balcony overlooking the lake, which runs the entire length of the house, and an additional bathroom with shower.

Finally, on the upper floor there is a large attic.
The house is usable all year round, as it has a natural gas heating system with a Viesmann boiler, and in the living area there is a wood-burning stove, which heats the entire room very quickly.

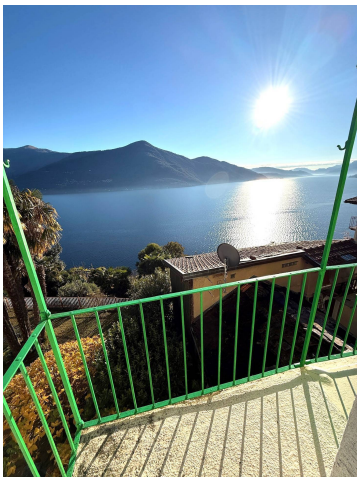
The home is ready to move into immediately, but if you'd like to transform the building into a true gem or build an additional balcony, the Municipality of Cannobio has already issued a building permit for immediate construction.
The spacious parking space, with a long-term renewable lease, is in the immediate vicinity, just a few steps from the property. There are also numerous free public parking lots nearby.
Its strengths are its location, which enjoys a full view of Lake Maggiore, the absolute tranquility, the immediate use of the home, and the possibility of a quick revaluation with a restyling, also with the assistance of the architect who handled the permits and who has excellent knowledge of the artisan businesses in the area.

This home is ideal for lovers of nature, tranquility, and tradition, and is the perfect place for numerous mountain walks.

San Bartolomeo is located approximately 500 metres from the Swiss-Brissago border and approximately 3.5 km from the centre of Cannobio.
The village, which has a population of about 120, has a grocery store where you can find fresh bread and typical Italian specialties every morning.
The splendid Church of the Virgin Annunziata, built in the 13th century, stands as a testament to the history, culture, and art that our region is so rich in.

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.
Cannobio offers numerous artistic, cultural, and musical events throughout the year.











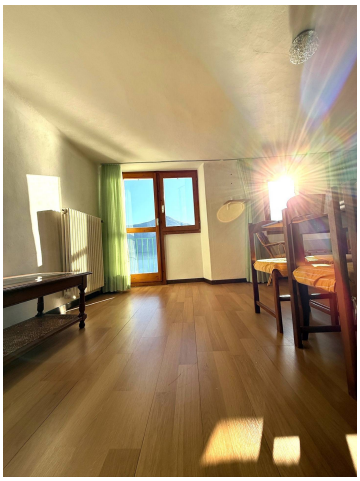


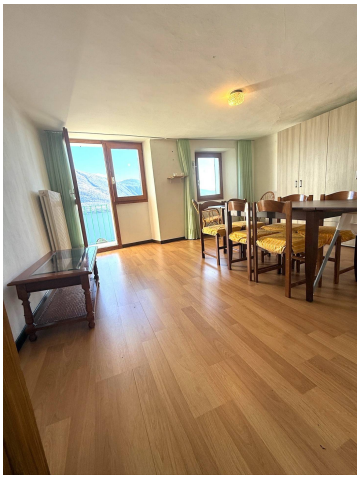




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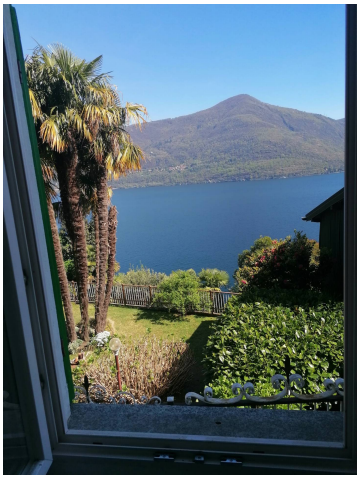














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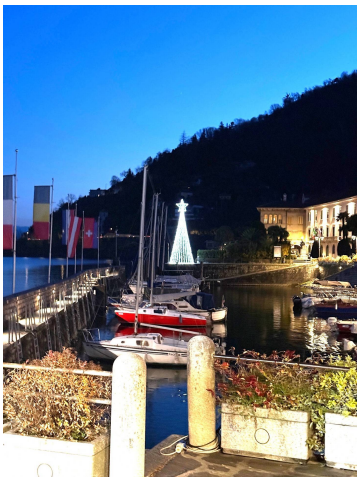








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