

Valle Cannobina, Rustic in Vendita



55 mq | : 2

CANNOBINA VALLEY □ CAVAGLIO.

RUSTIC BUILDING WITH PARKING AND LAND.

In the heart of Cavaglio, a charming hamlet in the municipality of Valle Cannobina, lies this two-story stone farmhouse, requiring renovation.

The village can be reached from Cannobio in about 10-12 minutes and is very sunny.

The property is located on the edge of town, on Via Spagnoli, in a very quiet area and can only be reached on foot, from the car park located just 150 metres away.

This building, made of exposed stone and still with a slate roof, has two levels: on the first floor there is a living room with exposed beams and wooden floors; the ground floor is in its raw state and needs to be renovated.

This rustic house needs renovation, but the roof is in good condition. Electricity and water are available at the roadside.

The property boasts two gardens, one measuring approximately 40 square meters at the front and the other measuring approximately

36 square meters at the back, offering plenty of space for outdoor enjoyment.

The property is being sold with a private garage parking space approximately 20 meters from the municipal parking lot, particularly convenient if the parking space is full.

The Municipality of Valle Cannobina is currently constructing a multipurpose building that will also house a new municipal public parking lot. Therefore, the parking space associated with the property for sale will be integrated into the new and convenient underground parking lot.

This building is being sold along with several plots of land, totaling approximately 3,500 square meters, all located around the hamlet of Cavaglio.

Cavaglio, home to about 270 people, is the first village you encounter as you enter the Cannobina Valley. The village retains its traditional and characteristic features. To get there, you cross a 100-meter bridge over the Cannobino River. It's about 6 km from Cannobio and offers a bar and restaurant.





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