

Cannobio, Three-room apartment in Vendita



76 mq | : 1 | : 2 | : 3

CANNOBIO - TRAFFUME.

THREE-ROOM APARTMENT WITH LARGE BALCONY AND TWO PARKING SPACES

This welcoming three-room apartment, spanning almost 76 square meters, is located in a quiet area, just steps from the riverfront, the beach, and the cycle/pedestrian path, ideal for those seeking comfortable living surrounded by greenery.

The accommodation, which is part of a two-story building with only 6 apartments and 2,000 meters of garden, is located on the second and top floor and is in excellent condition, ready to be moved into.

The interior spaces, bright thanks to numerous large windows, are well-organized and divided into three rooms: a spacious living room with direct access to the large balcony, perfect for enjoying breathtaking views of the surrounding mountains and dining al fresco on warmer days; an open-plan kitchen, ideal for those who enjoy spending time with friends while preparing meals; the sleeping area features two spacious, independent bedrooms, both with access to the balcony (which runs along two sides of the house), and a hallway.

The bathroom is spacious and fully equipped with a bathtub, shower, and all the necessary fixtures for optimal functionality. The atmosphere is welcoming and comfortable.

The complete and functional furnishings are included in the sale, making the purchase even more convenient.

The three-room apartment is equipped with an independent methane-fueled heating system, ensuring a high level of thermal comfort year-round.

The apartment is in excellent condition, having recently undergone a renovation, including replacement of the windows (double-glazed PVC windows that ensure excellent soundproofing and effective thermal insulation), shutters, and a state-of-the-art condensing boiler. Internal insulation has also been installed, making the interior even more comfortable.

Condominium fees are low, making this property ideal for those seeking a home with low running costs.

The apartment also features a 2,000-square-meter shared garden, a green area filled with Mediterranean flowers and plants, such as camellias, palms, hibiscus, banana trees, rhododendrons, star magnolia, and many others, where children can play and adults can relax and enjoy the tranquility of the place.

Inside the property, slightly hidden by the trees, are numerous parking spaces. This apartment has two, so you can park your cars comfortably.

This is an excellent opportunity for those looking to purchase a ready-to-live-in property in a quiet, green area, very close to the Ponte di Traffiume beach, ideal for summer swimming, and the cycle/pedestrian path for walking and jogging.















