

Cannobio, House in Vendita



400 mq | : 7 | : 10 | : 17

CANNOBIO - TRAFFUME.

ENTIRE PROPERTY: 7 APARTMENTS OF VARIOUS SIZES GARDEN 2,000 sq m.

INVESTMENT PROPERTY:

THE APARTMENTS ARE RENTED WITH A CONTRACT - annual rent: approximately € 55,000

Just steps from the Ponte di Traffiume beach and the bike path, this property comprises a building with six apartments and a "Rustico" annex of approximately 50 square meters, with a private 2,000 square meter garden and 14 parking spaces.

A). The main house has 6 welcoming apartments:

a). Two apartments on the ground floor: Apartment No. 1, 46 sq m; Apartment No. 2, 68 sq m, both with private gardens of approximately 50 sq m each.

b). Two apartments on the first floor: Apartment No. 3, 42 sq m; Apartment No. 4, 76 sq m, both with a large balcony and use of the shared garden;

c). Two apartments on the second floor: Apartment No. 5, 42 sq m; Apartment No. 6, 76 sq m, both with a large balcony and use of the shared garden.

Apartments 1, 3, and 5: These are spacious studio apartments, measuring over 40 square meters, divided into a living area: a comfortable living room with an open-plan kitchen and a balcony/terrace; a separate sleeping area; and a bathroom with a shower and window.

Apartments 2, 4, and 6: These three-room apartments feature a spacious living room with an open-plan kitchen; a sleeping area with a hallway, two bedrooms, and a bathroom with a shower and window. Both the living room and the bedrooms have access to the balcony/terrace that runs along two sides of the apartment.

B). The rustic house, with a large private garden and two parking spaces, is spread over two levels. On the ground floor is the living area with a living room, open-plan kitchen, and bathroom; on the upper floor is a large bedroom divided into two rooms. The outdoor garden is for exclusive use.

Block sale: 1,420,000.00

Option for separate sales (total value €1,571,000.00)

- 1). Flat No. 1, 46 m² □ private parking space and garden □ € 169,000
- 2). Flat No. 2, 68 m² □ private parking space and garden □ € 268,000

- 3). Flat No. 3, 42 m² □ balcony and communal garden □ € 159,000
- 4). Flat No. 4, 76 m² □ balcony and communal garden □ € 268,000

- 5). Flat No. 5, 42 m² □ balcony and communal garden □ € 159,000
- 6). Flat No. 6, 76 m² □ balcony and communal garden □ € 268,000
- 7). Chalet with private garden □ € 280,000

All the apartments are bright, with numerous large windows, spacious rooms, and spacious balconies with tables and chairs where you can eat or admire the garden with its local plants, such as camellias, palms, hibiscus, banana trees, rhododendrons, star magnolias, and many others.

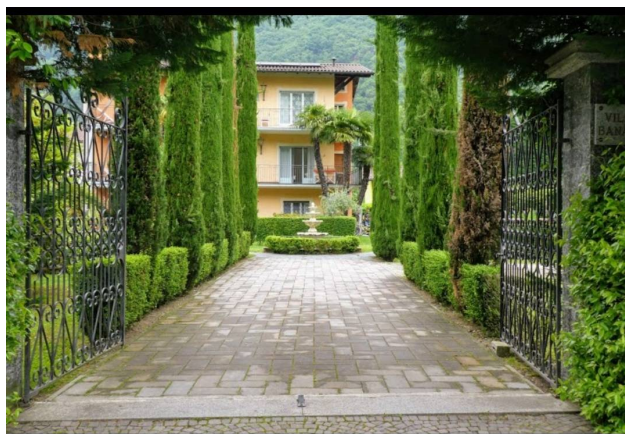
The property has recently undergone a modernisation and therefore has double-glazed PVC windows, new condensing boilers and internal insulation.

The properties are located in a quiet area, away from street noise, and are surrounded by a flat garden measuring approximately 2,000 square meters, completely fenced and protected by tall cypress trees. Part of the land is reserved for the ground-floor apartments and the "Rustico," while a larger area is shared by all the apartments. There is also a pergola and a barbecue area.

Each apartment has two parking spaces, located inside the property. Additional free parking spaces are located outside the gate, and further parking spaces are available at Ponte di Traffiume, 30 meters away.

The apartments are currently rented under residential leases. The building can also be used for non-hotel tourism and short-term rentals.

It is an investment property, for those who intend to generate current income and future property appreciation.



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