

## Valle Cannobina, Rustic in Vendita



**120 mq | : 1 | : 2 | : 10**

FALMENTA □ DURONE LOCATION - CANNOBINA VALLEY.

RUSTIC STONE AND WOOD BUILDING - WITH PRIVATE LAND.

This charming rustic house is located in Durone, a small mountain pasture in Falmenta, a hamlet in the Cannobina Valley, at an altitude of approximately 670 metres.

It's completely immersed in nature and surrounded by approximately 400 square meters of terraced meadow. It's a car-free mountain pasture, accessible only on foot, where it's common to spot deer, fawns, and wild boars.

To reach this peaceful and idyllic spot, leave your car in one of Falmenta's many free parking lots and head towards "Durone." The trail is well marked, and the mountain pasture is about a 15-minute walk away.

For the transport of goods, materials or food, a tracked transporter is normally used.

As tradition dictates, this farmhouse, approximately 120 square meters, is built entirely of stone: the facades are made of stone, often exposed, the balconies are made of wood, and the roof is made of slate, which is regularly inspected and shows no leaks.

The property comprises the main building, a stone and wood shed, with a paved terrace in front, and approximately 400 metres of lawn terraces.

The house, which features stunning exposed-beam ceilings, antique wooden floors, and still-working fireplaces, is spread over three levels, all with direct access to the garden and connected by an external stone staircase.

Upstairs is the kitchen, living room, two bedrooms, a bathroom with shower, the entrance hall, and a storage room. All rooms open onto the enclosed wooden balcony with windows, offering a unique view spanning the Limidario and Zeda mountains.

On the lower floor, there are three more rooms and a beautiful porch, where you can relax.

On the ground floor there are two cellars.

Water is supplied by the municipal aqueduct and electricity comes from the municipal electricity grid.

For hot water, there is an electric boiler in the bathroom and one in the kitchen.

Heating is provided by fireplaces and wood-burning stoves.

Entering this splendid chalet, furnished and ready to move into, where the architecture and furnishings are still preserved in their original state, you're truly transported back to the past. Sensations, scents, and objects catapult us into a simple, natural world that has almost disappeared.

It's ideal for nature lovers, for those who appreciate a stroll before arriving home, for anyone who longs for tranquility, peace, and simplicity. And also for anyone who enjoys their first morning coffee while watching, and being watched by, curious, free-roaming deer.























