Immobiliare Cannobio
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Valle Cannobina, Rustic in Vendita



135 mq | : 1 | : 2 | : 4

SOLGIA FALMENTA CANNOBINA VALLEY.

RUSTIC HOUSE WITH 7,000 SQM OF LAND.

SOLGIA is an ancient mountain pasture in Falmenta, in the municipality of Valle Cannobina. It consists of about twenty rural dwellings, built around the "Church of the Nativity of the Virgin Mary."

SOLGIA is immersed in an uncontaminated area, at an altitude of approximately 700 metres, and can only be reached on foot, both from Falmenta and Ponte Spoccia:
from Falmenta a flat path begins and the journey takes about 30 minutes;
From Ponte Spoccia, the route is shorter, starting with a stone staircase right at the side of the road, where you can park your car, and continuing along a mountain path; it takes about 15 minutes.

Here, in this corner of unspoiled nature, stands this stone-built farmhouse, characterised by the typical balcony along the entire valley-facing façade and the roof made of local slates.
The property, which boasts stunning exposed-beam ceilings, antique wood floors, and still-working fireplaces, is well-preserved and maintains its original character. It is spread over three levels, each approximately 40 square meters in size.
The stone-paved courtyard leads directly to the living area, which includes a large kitchen with a fireplace, a cozy living room with a wood-burning stove, and a comfortable bathroom with a shower. An internal staircase leads to the sleeping area on the upper floor, which features two bedrooms, both leading to the balcony that runs along the entire façade, and a large storage room.
In the basement, with access from a further courtyard, supported by a splendid exposed stone wall, you enter directly into the two large cellars with stone flooring, but which are also accessible from a staircase located to the side of the bathroom on the ground/mezzanine

floor.

As tradition dictates, this farmhouse is built entirely of stone: the facades are plastered, the balcony is made of reinforced concrete supported by stone brackets, and the roof is made of slate, which is regularly inspected and shows no leaks.
Outside, both at the front and back, there is a courtyard where you can enjoy moments of absolute relaxation.
The property also includes several plots of land, both garden and woodland, totaling approximately 7,000 square meters and located a short distance away.

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

For hot water, there is a gas boiler located in the cellar, from which the system branches off with duly insulated pipes.

Heating is provided by fireplaces and wood-burning stoves.

In front of the cellar entrance there is a pleasant flat garden of about 50 square meters, partly in stone and partly green lawn, where you can spend moments of absolute carefree.
The property is being sold complete with all its furnishings, as well as equipment for various maintenance work.

Crossing the threshold of this charming, authentic and move-in chalet, where the original architecture and furnishings still tell the story of the place intact, you feel like you're on a journey back in time. The atmosphere, scents, and details evoke a wholesome, essential world deeply connected to nature, an increasingly rare find today.
It's the perfect home for those who love tranquility and authentic spaces, for those who appreciate the pleasure of a walk, for those who want to rediscover slower rhythms, silence, and simplicity. And also for those who dream of living immersed in the quiet of the woods, perhaps under the curious and uninhibited gaze of deer and roe deer.

The property's location is unique compared to the others in the SOLGIA mountain pasture, as it is the first building you come across upon arrival and enjoys a 360° view of the Cannobina Valley and its surroundings.





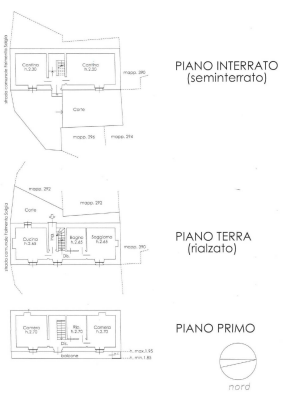












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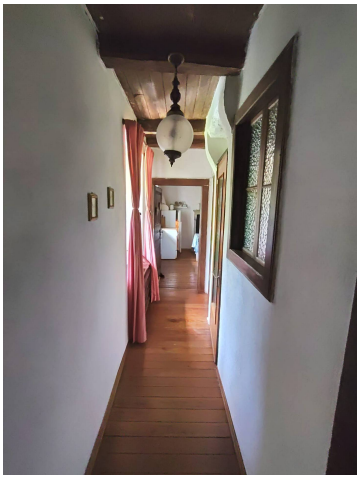


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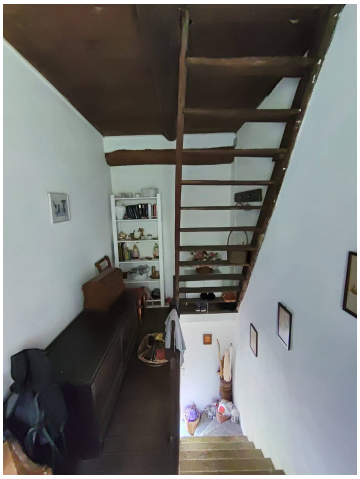






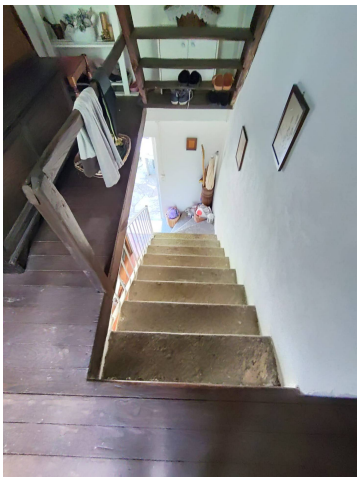






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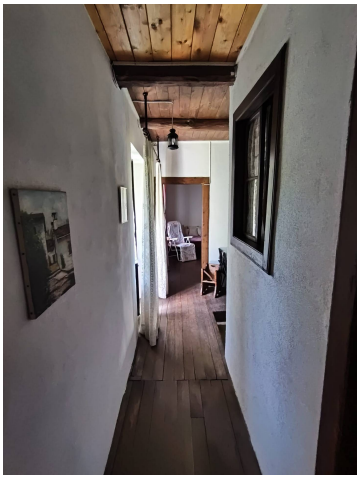














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