

Cannobio, House in Vendita



110 mq | : 2 | : 3 | : 5

CANNOBIO - LACITY BELIEVES.

DETACHED VILLA WITH LAKE VIEW, GARDEN, DOUBLE PARKING.

This charming semi-detached house is strategically located not far from the center of Cannobio, yet away from the chaos of the city. It has everything you could wish for: balconies, terraces, a garden, lake views, and double parking. The architecture of this property is very interesting, characterised by stone walls, large windows, spacious balconies and terraces, and large arched doorways on the lower floor.

The home comprises two independent apartments, each over 40 square meters, which are located on a single level and can easily be combined to create a single, splendid unit. The lower basement level has a surface area of approximately 70 square meters.

The property is currently divided as follows:

Apartment 1, approximately 43 square meters of living space, opens directly into the living room, which features a corner fireplace and a large floor-to-ceiling window leading to the terrace, which offers a spectacular view. To one side is a practical kitchenette, a spacious bedroom, a single bedroom, and a bathroom with an anteroom. Outside the living room, in addition to the lakefront terrace, is a 40 square meter courtyard with stone paving. This corner is surrounded by greenery and offers absolute tranquility and privacy.

Also on the lower floor is the cellar, approximately 30 square meters, with its own entrance.

Apartment 2, approximately 41 square meters of living space: the entrance hall leads directly into the living room, which features a large window with a view and a long balcony, which also shares the master bedroom. To the rear is the kitchenette and bathroom with shower and window.

On the lower floor there is also a large room, approximately 40 square meters, with a private entrance, characterized by large arched windows, which, although not habitable, can be enhanced and used in a comfortable and functional way.

Furthermore, an additional cellar is available for the two residential units.

The property requires internal renovation, and a different layout would also create a bright, single-level apartment, further enhancing the value of the entire property.

There are two private parking spaces located directly in front of the villa.

The house is surrounded by approximately 1,300 square meters of land, partly garden, partly woodland, and access road. Thanks to its location, proximity to the center of Cannobio, the views, and the surrounding nature, it is ideal both as a vacation home and a primary residence.

















