Immobiliare Cannobio
Via Marconi 28 - 28052 Cannobio
Telefono 0039032370400 - Fax 0039032370400

Cannobio, House in Vendita
: Traffiume



270 mq | : 2 | : 2 | : 5

CANNOBIO - ALONG THE RIVER.

FARMHOUSE WITH RUSTIC BUILDING AND 7,000 SQM OF LAND.

This magnificent farmhouse, with an adjoining old stone farmhouse, 7,000 sq m of flat garden and fruit trees, is located on the riverside, bordering the cycle/pedestrian path, in a very quiet area.

The property, approximately 270 square meters in total, has driveway access and direct pedestrian access to the cycle path and the river. It consists of two buildings: the main house, approximately 190 square meters, and the former exposed stone stable, approximately 80 square meters.

1). The main building consists of two independent apartments and two cellars:
On the ground floor there are two cellars with external access, at the level of the surrounding ground;
On the first floor we have an apartment with entrance hall, large kitchen with fireplace, bedroom, closet and bathroom;
On the second floor is another apartment with an entrance hall, a spacious living room with a fireplace and balcony, a kitchen, a bedroom with a balcony, a closet, and a bathroom. Outside, there's a romantic spot: a stone-paved terrace with a beautiful stone table, ideal for enjoying the tranquility of the place.

2). The stable is on two levels and is constructed of exposed stone, both inside and out. It is a truly original work that lends itself well to a unique renovation.

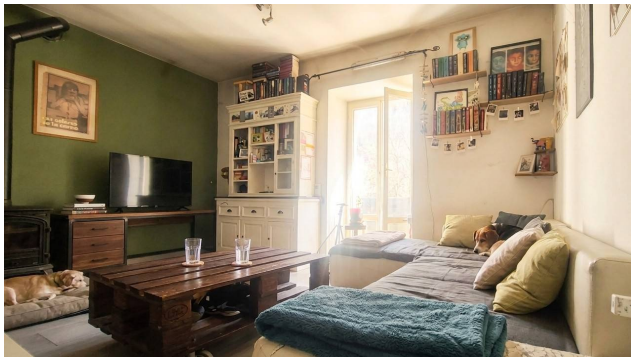
The land surrounding the two buildings is flat, partly used as a vegetable garden, partly with fruit trees and a lawn. It borders the cycle/pedestrian path and is just steps from the Ponte di Traffiume beach.
The place is quiet, peaceful, and easy to reach both on foot and by car.

It's the ideal place to live in contact with nature and close to all the amenities of Cannobio.













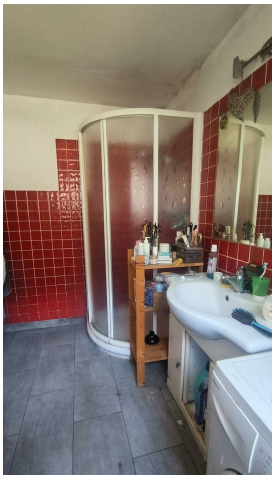




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