

## Cannobio, Three-room apartment in Vendita



**87 mq | : 2 | : 2 | : 3**

CANNOBIO. CENTRE

READY FOR DELIVERY

THREE-ROOM FLAT - COMPLEX THE MONASTERY

This spacious three-room duplex apartment of about 87 square metres is situated on the first floor of the "Monastero". A beautiful stone staircase leads to this flat, which has a double exposure with views towards the mountains and the inner garden of the Monastery, and is arranged on two levels.

On the first floor there is a large living area of about 45 sq.m., with a living room with mountain view, open kitchen with dining area, bathroom with shower. A modern staircase leads to the attic sleeping area, characterised by a wooden ceiling and exposed beams, which has two bedrooms, one of which has a dormer window and a view over the garden of the Monastery, a hallway and a bathroom with shower.

The ceilings of the rooms are exposed and, thanks to large velux, the rooms are flooded with direct light.

Possibility of customising the interiors: floors, walls, bathrooms.

Possibility to purchase private garage € 28,000 +IVA

#### TECHNICAL INFORMATION

Triple-glazed wooden windows

Central heating with methane gas consumption meter

Radiators for heating and cooling

Wooden interior doors

Armoured entrance door

Wooden shutters

Choice of flooring as per specifications (ceramic, terracotta, etc.)

Coatings of your choice according to the specifications

Sanitary equipment of your choice according to the specifications

Electric Velux

The apartment is located on the first floor of the new residential complex "Il Monastero", in the historical heart of Cannobio about 30 meters from the lake. The complex has apartments of various sizes with lift, parking, shops, supermarket, pharmacy, medical center, bar, restaurant and wellness center.

Cannobio, is the first Italian country that meets after the border with Switzerland. It lies on the shores of Lake Maggiore and is surrounded by green mountains. Thanks to its splendid position, Cannobio is one of the most important and appreciated Italian tourist resorts.

It has very ancient origins, as evidenced by the findings of pre-Roman times. Many of the historic buildings face elegantly along the streets and cobbled streets of the old town and pedestrian area.

From the oldest part of the town, called "Borgo" we arrive at the beautiful lakeside full of arcades, lively and touristy, full of bars, restaurants and shops. At the end of the lakeside promenade, starting from the beach "Lido" starts a beautiful cycle/pedestrian track ring of 8 km winds on the flat river promenade.

Cannobio offers many artistic, cultural and musical events throughout the year.











**Immobiliare Cannobio**

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