

Cannobio, House in Vendita



300 mq | : 3 | : 3 | : 10

CANNOBIO - PRATI D'AGRA

AGRI-TOURISM COMPANY WITH 100,000 SQUARE METRES OF LAND

The property, formerly used as a family farm, is located at an altitude of 1000 m above sea level, above San Bartolomeo, in the municipality of Cannobio, with a splendid panoramic view sweeping from Lake Maggiore to the surrounding mountains, in the locality of Prati d'Agra.

It has excellent sun exposure and is surrounded by nature and greenery.

It consists of a main building, some rustic cottages, one of which has been partially renovated, and about 106,000 square metres of land and woodland.

The main property is located in a large clearing and consists of two floors of approx. 140 sqm each, and a large attic:

Ground floor with large kitchen and large windows overlooking the lake, thermo-kitchen and fireplace. Hallway, large room of over 60 sqm, two storerooms, one of which has a washbasin and tiles on the walls, and seasoning room.

First floor with 6 rooms and a bathroom, with toilet and shower, and two others completely tiled (used as a dairy) with a further bathroom and a staircase leading to a hallway and a cellar. On this floor there is a balcony and a landing with a canopy.

Attic with two rooms reached by an internal staircase.

Outside there is a courtyard in poplar with a large canopy and a domed oven for bread and pizzas and a second large courtyard with a wooden fence and a fountain with a central stone basin.

Adjacent are two rooms: a technical room with electrical control units, boilers and solar panel batteries; a room for the vertical wood stove and a bathroom.

Almost all the windows and doors are made of PVC; heating and electricity are provided by a wood-burning cooker, solar thermal panels, photovoltaic panels, a cooker and a possible petrol generator.

Around this large main house there are three further properties:

- 1) Rustico with two small rooms, a third wooden room and a shed;
- 2) Rustic house on two floors, with one room on each floor;
- 3) Renovated stone cottage with a room on the ground floor and an attic of approx. 15 sqm.
- 4) Two stone cottages to be renovated.

The property is surrounded by 106,000 square metres of land, part of which is terraced and bordered by wooden palisades and the rest is woodland.

A short distance away are two terraces for helicopter landings, one located lower down and the other higher up than the property.

The house is equipped with solar thermal and photovoltaic panels. It has a cable car close to the house with a winch for transporting material (load about 100 kg) and arrival at the valley in the hamlet of S. Bartolomeo.

The property is located on a network of hiking trails leading to Mount Faierone, Limidario, Giove and Cortaccio (Switzerland).

It can only be reached on foot, about 1.20 hours, on a pleasant mule track through a forest of oaks and chestnut trees on a signposted route, departing from Cinzago, municipality of Cannobio (VB), where it is possible to leave the car.

It is certainly a stopping point for many excursions.

It was, for years, a family farm with goat and other animal breeding, cheese production and sale, on-site tastings and educational activities.

It is an excellent, dual opportunity, both for those wishing to reopen an agritourism business and for those wishing to stay surrounded by nature and tranquillity.

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