

## Valle Cannobina, Rustic in Vendita



**40 mq | : 1 | : 1 | : 2**

FALMENTA - HAMLET OF GUGLIO - CANNOBINA VALLEY  
RENOVATED RUSTICO

The rustico is located in the municipality of Falmenta (Valle Cannobina), a hamlet of Guglio, and can only be reached on foot or by motorbike.

Once in Falmenta, park the car and walk in the direction of Camberto. From Camberto, continue towards Guglio. It takes about 25 minutes on foot or about 10 minutes by motorbike to reach the Rustico.

The chalet, which is all in exposed stone, is on two levels:

Basement Floor: Cellar and woodshed, 15 sqm;

Ground/First Floor: Living room with kitchen and fireplace, bedroom with double bed and bunk bed, approx. 20 sqm.

Outside there is a private terrace, with stone paving, where one can spend quiet moments in the open air and a toilet room.

The rustico has been renovated, the roof is in poplar but in good condition.

Heating is provided by a fireplace and possibly a wood stove can be placed.

There is no electricity, but solar panels can be installed.

Water comes from a private aqueduct and the connection is in the cellar.

As far as sewage is concerned, there is a septic tank.

A few metres away (3-5 minutes on foot) there is a forest belonging to the property.

It is ideal for anyone looking for a quiet place surrounded by nature.





**Immobiliare Cannobio**

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