

## Valle Cannobina, Rustic in Vendita



**80 mq | : 2 | : 2 | : 4**

CANNOBINA VALLEY - FALMENTA.

RUSTICO WITH TERRACE AND GARDEN.

This pretty rustico with garden is located in Falmenta, in the locality of Pettegno, a quiet mountain village in the municipality of Valle Cannobina, 12 km from the municipality of Cannobio, at an altitude of 700 m above sea level,

It is in a solitary and dominant position, immersed in greenery and tranquillity, has an open view of the entire valley and is located in a very sunny area.

It can be reached directly by car and also has a private parking space and a garden, which is partly flat and partly terraced.

The living area is accessed directly from the garden. Here we find a romantic living room and kitchenette, characterised by an old fireplace and a typical wooden balcony with an open view over the valley; to the side we have a bedroom and bathroom.

The internal staircase leads to the lower floor, where there is another bedroom, a complete bathroom, and a cellar. Outside there is a flat garden of about 150 square metres and a fireplace with grill for pleasant moments in the open air, in the shade of the ivy pergola.

The accommodation of about 80 square metres, completely furnished with handmade furniture made by artisans, is on two levels, with independent entrances, and is characterised by wooden beams and floors, all original of the period. It is completely renovated and immediately habitable.

It is equipped with electricity and running water. In addition to the garden in front of the house, this chalet is surrounded by a plot of about 1300 square metres.

This lovely chalet can be reached by car; the private parking area is located at the side of the road, inside the property.

This independent property has many strong points: the possibility of being reached by car, the absolute privacy being immersed in a large garden, the veranda in front of the house equipped with a grill, the quiet and clean air.

It is ideal for those who love nature, the mountains and who seek tranquillity and silence.

## FALMENTA

Falmenta is a small municipality with 167 inhabitants and is located in the heart of the Cannobina Valley.

It is a typical, well-preserved village with a spectacular view of Monte Zeda and a rich hiking network.

It is rich in traditions and history. The women still wear the traditional costume of the valley during the religious festivities held in the church of San Lorenzo dating back to 1565. The old Torchio (wine press) from 1800 is also interesting to see. The inhabitants meet at the Circolo to enjoy typical dishes and a good glass of wine.















