

## Oggebbio, House in Vendita



**300 mq | : 4 | : 4 | : 8**

HOUSE WITH TWO FLATS, PARKING SPACES, GARDEN, LAKE FRONT.

This property is located in Oggebbio, has a full lake view, parking spaces and a garden.

It is arranged on three levels and consists of two independent flats:

GROUND FLOOR, approx. 100 sqm: Large room for commercial use with window, approx. 75 sqm, convertible into a garage. Entrance with corridor, a storeroom for laundry use, a cellar with boiler room. Internal stairs lead to the upper floors

FIRST FLOOR, approx. 100 sqm: living room with balcony and lake view, kitchen with balcony, one bedroom with balcony, bathroom and one bedroom with private bathroom.

SECOND FLOOR, approx. 100 sqm: living room with balcony and lake view, eat-in kitchen, two bedrooms, one with private bathroom.

On the front of the house, there is a yard, approx. 50 sqm, with three to four outdoor parking spaces. It is possible to use the business premises as a garage.

To the rear of the house, there is a private courtyard, measuring approx. 120 sqm, with a storage room and a small green area of approx. 50 sqm.

The property has a double entrance, both from the lake side and from the courtyard.

The wood-coloured pvc and double-glazed windows and doors have recently been replaced. Methane gas heating is available on the ground floor and on the first floor.

The property is in good condition but needs aesthetic improvements.

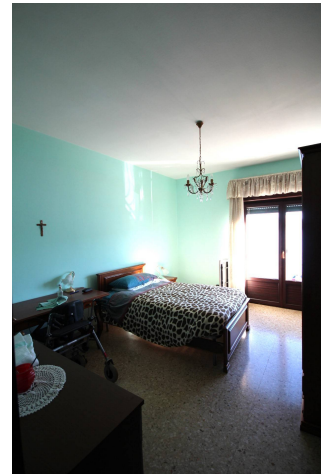
Thanks to the generous space, the garden, the lake view and the numerous parking spaces, this property is ideal as a single dwelling.



**Immobiliare Cannobio**

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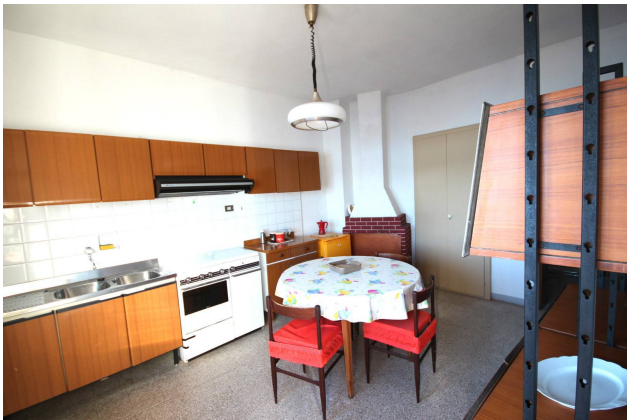




















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