

Valle Cannobina, House in Vendita



150 mq | : 2 | : 4 | : 6

CANNOBINA VALLEY - NIVETTA.

SEMI-DETACHED HOUSE WITH GARDEN.

At the beginning of the Cannobina Valley, only a few minutes from lively Cannobio and Lake Maggiore, is this cosy detached house with a large garden.

The finely renovated property is surrounded by greenery, is in a dominant position and has open views over the valley.

It consists of two flats, each about 75 sqm, completely independent and with separate entrances.

On the first floor there is a four-room apartment consisting of a living room with balcony, a kitchen, two bedrooms, one of which has a balcony, a bathroom and a storage room.

On the attic floor there is a large living room with an open kitchen, two bedrooms, a bathroom and a storage room.

On the ground floor there is a spacious terrace, cosy and well furnished, where one can spend relaxing moments, and a large cellar of about 35 sqm.

The surrounding land, of about 1,600 square metres, is partly garden, with barbecue area and relaxation corners, and partly woodland. The strong point of this dwelling is certainly its tranquillity and the possibility of getting close to nature.

The house has recently been completely renovated using high-quality materials and is in energy class 'B'. The windows are fitted with thermo-acoustic glass, the boiler is of the latest generation, and the appliances are all in category 'A'. There are also security cameras.

The house, which is partially furnished, is well cared for in every detail and has all the comforts.

The car park, located at street level, is large and can comfortably accommodate three cars.

One of the two flats is currently rented out to tourists and has a documentable turnover.

Thanks to the proximity to Cannobio, and at the same time the quietness of the valley, the perfect condition of the property, and the excellent energy category, this property is ideal both as a main residence and as a holiday home.







