

## **Cannobio, House in Vendita : S.Bartolomeo**



**90 mq | : 2 | : 2 | : 4**

CANNOBIO - SAN BARTOLOMEO.

ROMANTIC PORTION OF A STONE HOUSE, LAKE VIEW, MEDITERRANEAN GARDEN.

This romantic portion of a house with exposed stone walls and a large Mediterranean garden is located in the historic centre and pedestrian zone of the village of San Bartolomeo in the municipality of Cannobio.

The house, the garden and the peaceful location form a romantic oasis of peace with a fantastic 180-degree view of Lake Maggiore, to the north towards Ascona and the southern Alps and to the south towards Cannobio and Luino.

A short walk of about 200 metres from the public car park takes you to this old house.

The entrance immediately highlights the ancient structure of the building with exposed wooden beams and natural stone walls.

On the ground floor are two bedrooms, a toilet and a storage room. An original stone staircase leads to the upper floor, which houses a large, fully equipped kitchen, a dining area, a cosy living room with access to the balcony offering a splendid view of the lake, and finally a modern bathroom with shower.

The living spaces have been renovated with care and originality and are connected by openings and stone steps. The wooden floor, exposed beams and ancient stone walls create a unique ambience and a very warm atmosphere.

The complete and refined renovation has enhanced the historical and architectural features.

The gardens of most of the old stone houses in the historic centre are located on the edge of the village.

The private garden of this dwelling is also only a few steps away from the house. It consists of a first level where herbs, a peach tree, an olive tree, a lemon tree, palms, a pine tree and other Mediterranean plants grow. Next we have a large flat lawn and at the end a small



natural stone house with a flat roof. On the roof is the solarium with a wonderful view of the lake and mountains. The entire garden is bordered by a wooden fence and stone 'Caracci', typical of this area.

The garden offers absolute privacy and is sunny even in winter.

San Bartolomeo is the first village in Italy directly across the Swiss border and has a full view of Lake Maggiore. It is located 1 km from the Swiss border (Brissago), 3 km from the centre of Cannobio, a lively town with many events, beaches, shops, bars and restaurants. The village is about 80 metres above the lake, on a sunny hill, and the lake, with its public beach, can be reached in 10 minutes on foot (1 km ).

The historic part of the village is car-free and therefore absolutely quiet. Free public parking is about 200 m from the house. It is also possible to rent parking spaces.

The area is a wonderful wild and romantic hiking area, some trails start directly from the house or from the nearby Cannobina Valley.

This property is unique: it is rich in history, its architecture has been wisely enhanced, it has a spectacular view, a relaxing garden, it is completely renovated and immediately habitable. It is suitable for people who prefer peace and quiet and leave the noise of cars a few metres away.

















**Immobiliare Cannobio**

Via Marconi 28 - Cannobio (VB) - Telefono 0039032370400 - Fax 0039032370400  
info@immobiliarecannobio.it - www.immobiliarecannobio.it  
P.IVA 01033790039