

## Cannobio, Villa in Vendita : Traffiume



**500 mq | : 6 | : 7 | : 15**

In the heart of Traffiume at 1 Km from Cannobio, close to the river's sandy beaches and the bike path, beautiful villa of 20th century, carefully restored with garden, sauna, tavern, beautiful outbuilding and parking spaces.

The property, which has two separate entrances, is currently used as a private house with an adjoining Bed & Breakfast. On the ground floor we have a large veranda, currently used as breakfast room, with windows which open fully, a kitchen and a nice terrace; three magnificent bedrooms with original mosaic floors, all with private bathrooms; sauna, office, bathroom, laundry room and boiler room.

The original stair of the era, with wrought iron railing, leads to the apartment located on the first floor composed as follows: entrance with tiled floors, a spacious kitchen with fireplace and parquet floor, large living room with balcony, fireplace and painted ceilings, sitting room with garden view and balcony, double bedroom with fireplace and frescoed ceilings; single room. Upstairs attic of about 90 m<sup>2</sup> with terracotta floor, two balconies and lake view.

In the beautifully restored outbuilding was created a spacious apartment with private garden. The apartment consists of living room with kitchen and two double bedrooms both with ensuite bathrooms.

The property includes a beautiful red brick vaulted tavern with kitchen with large fireplace, dining room, reading room, bathroom and cellar for wine.

Under the Pergola of kiwi, in the well planted and flat garden, we find a spacious parking.













