

## Cannobio, four-room apartment in Vendita



**85 mq | : 2 | : 2 | : 4**

Cannobium. Four-room apartment with terrace, in the central area, a few steps from the lake.

This large four-roomed apartment of about 85 sqm. is located on the first floor with elevator of the "Monastery". The apartment, which is accessed from the porch with views of the beautiful green mountains, is arranged as follows: large living area consisting of living room, kitchen with dining area, private porch of 17 square meters, hallway, bathroom with shower; a modern staircase leads to the upper floor where there are two bedrooms, hallway and bathroom with shower.

The ceiling of the rooms is exposed and, thanks to large velux, the room is radiated by direct light. The porch is about 8 sqm. with servants, is located in front of the living area.

Possibility to customize the interiors: floors, walls, bathrooms.

Turnkey delivery scheduled for winter 2025.

Possibility to purchase private car garage

#### TECHNICAL INFORMATION

Triple-glazed wooden windows

Central heating with methane gas consumption meter

Radiators for heating and cooling

Wooden interior doors

Armoured entrance door

Wooden shutters

Choice of flooring as per specifications (ceramic, terracotta, etc.)

Coatings of your choice according to the specifications

Sanitary equipment of your choice according to the specifications

Electric Velux

The apartment is located on the first floor of the new residential complex "Il Monastero", in the historical heart of Cannobio about 30 meters from the lake. The complex has apartments of various sizes with lift, parking, shops, supermarket, pharmacy, medical center, bar, restaurant and wellness center.

Cannobio, is the first Italian country that meets after the border with Switzerland. It lies on the shores of Lake Maggiore and is surrounded by green mountains. Thanks to its splendid position, Cannobio is one of the most important and appreciated Italian tourist resorts.

It has very ancient origins, as evidenced by the findings of pre-Roman times. Many of the historic buildings face elegantly along the streets and cobbled streets of the old town and pedestrian area.

From the oldest part of the town, called "Borgo" we arrive at the beautiful lakeside full of arcades, lively and touristy, full of bars, restaurants and shops. At the end of the lakeside promenade, starting from the beach "Lido" starts a beautiful cycle/pedestrian track ring of 8 km winds on the flat river promenade.

Cannobio offers many artistic, cultural and musical events throughout the year.





