



PRESTIGIOUS VILLA IN CANNOBIO

400 m² - strada nazionale via cressini 13,
Cannobio, Italia 28822



Property Description

I sell prestigious villa built at the beginning of 1900 and deeply renovated since 2005, 2 km from the shores of Lake Maggiore, in the town of Cannobio, 5 km from the Swiss border, at the entrance of the green valley cannobina.

Excellent starting point Bed and Breakfast, opened in 2006. The villa is surrounded by about 1200 square meters of garden and is composed of:

basement, used as a tavern, completely renovated (90 sqm), with wine cellar, fireplace and red brick vaults;

Ground floor: 3 bedrooms with private bathroom (about 90 sqm), used as a bed and breakfast, all with air conditioning, an apartment with 2 bedrooms, 2 bathrooms and kitchen for tourist rental (60 sqm), laundry, sauna, breakfast room just renovated with views of the garden, office;

A wooden staircase, original of the time, leads to the first floor where there is an apartment of about 100 square meters, with entrance hall with terracotta floors, living room, kitchen, 2 bedrooms, bathroom and 2 balconies, frescoed ceilings and 3 working fireplaces;

attic of about 100 square meters still to be restored;

gazebo for breakfast outside and parking covered

Basic Details

Property Title:	PRESTIGIOUS VILLA IN CANNOBIO
Property Page Title:	villa from the early 1900s in excellent condition
Property type:	Villa
Listing Type:	For sale
Ref ID:	973
Energy Performance Index:	d
Price on application:	Yes
Price:	€ 1.550.000
View:	Garden
Bedrooms:	7
Bathrooms:	6
Built Up Area:	400 m²
year of construction:	1900
Lot Area:	1,200 m²
Property conditions:	excellent

by a pergola of kiwi, for 6 cars.

The house has a photovoltaic system of 3 kW, gas heating for the two floors.

The doors, windows and floors are all original, the latter are in parquet and mosaic.

Translated with www.DeepL.com/Translator

Features

✓	Heating System:	Split
✓	Garden	✓ View
✓	Fireplace	✓ Patio
✓	High Ceiling	✓ Parking

Address [Map](#)

Country:	Italia
City / Municipality:	Cannobio
Zipcode:	28822
Street:	via cressini 13
Street Number:	strada nazionale
Longitude:	E8° 40' 33.9"
Latitude:	N46° 3' 37.9"

Neighborhood

Shopping Center:	5 Minutes
Town Center:	5 Minutes
Hospital:	25 Minutes
Police Station:	5 Minutes
Airport:	90 Minutes
Beach:	3 Minutes
Tourist Site	

Info

<div>No Image</div>	Immobiliare Ginin
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