

Cannobio – Piemonte

# Villa with dépendence and dock on Lake Maggiore

Property ID: IT252941908



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 4.500.000 EUR • ROOMS: 10 • LAND AREA: 15.385 m<sup>2</sup>

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## At a glance

Property ID	IT252941908
Rooms	10
Bedrooms	8
Bathrooms	8
Year of construction	1900
Type of parking	10 x Other

Purchase Price	4.500.000 EUR
Commission	Subject to commission
Total Space	ca. 1.112 m <sup>2</sup>
Equipment	Terrace, Fireplace, Balcony

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## Energy Data

Type of heating	Single-storey heating system
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.



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## The property





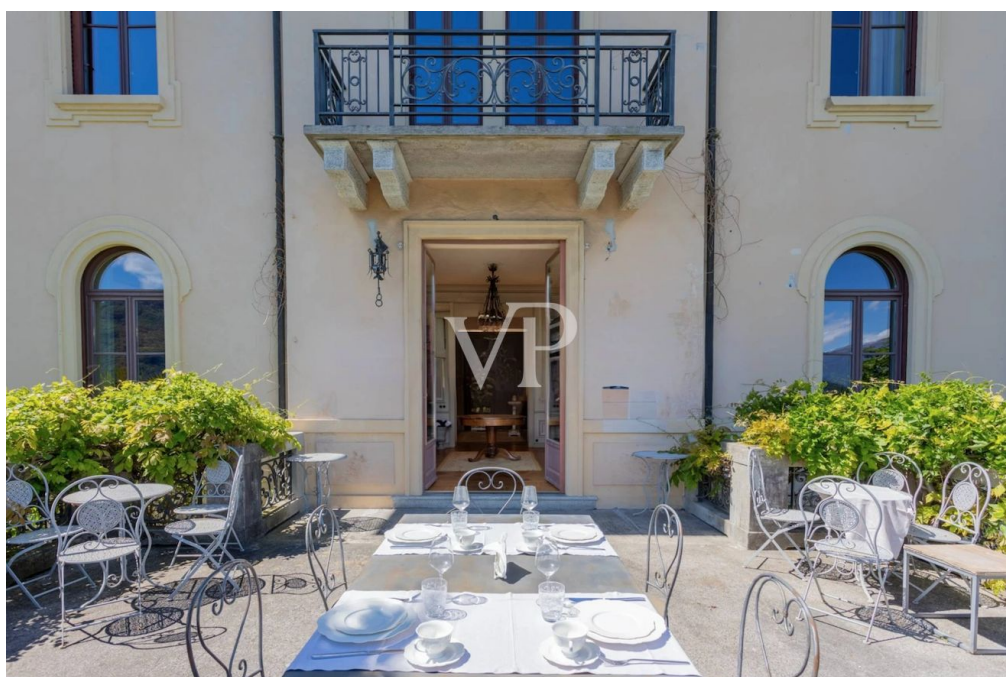
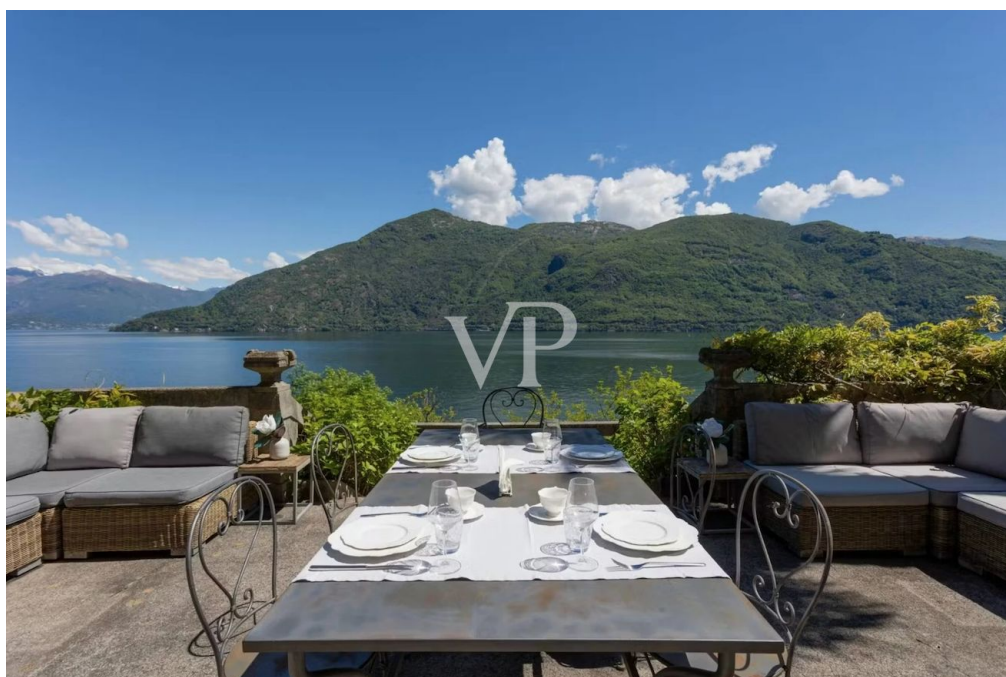
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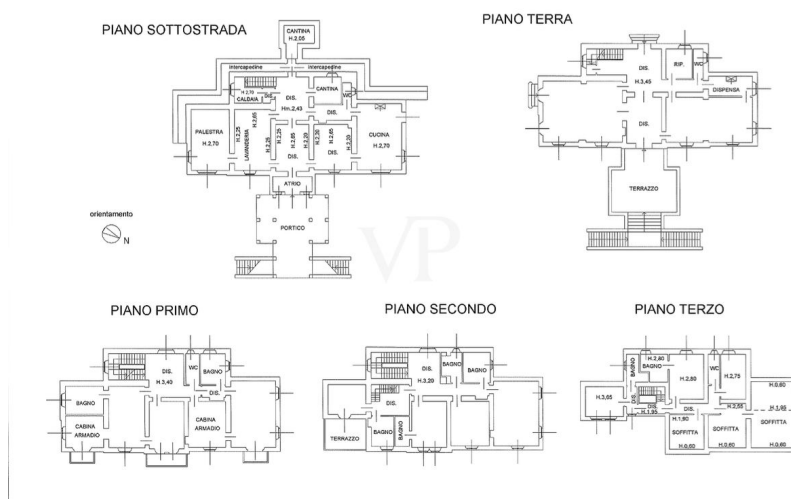
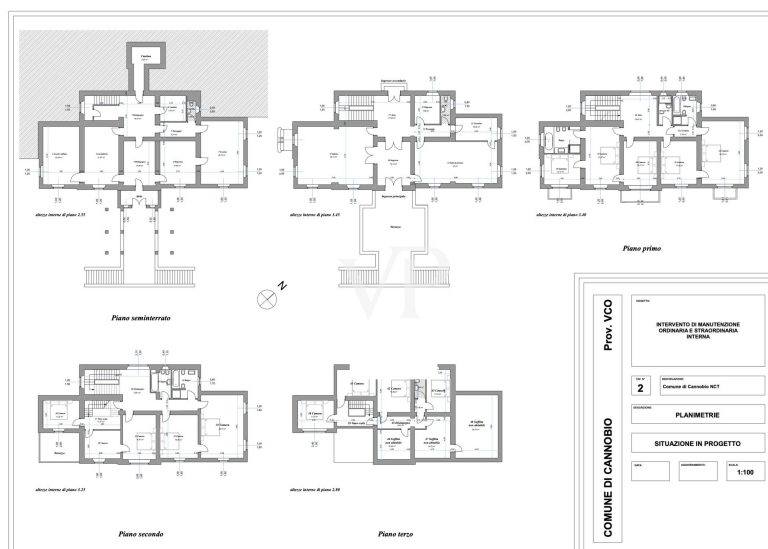
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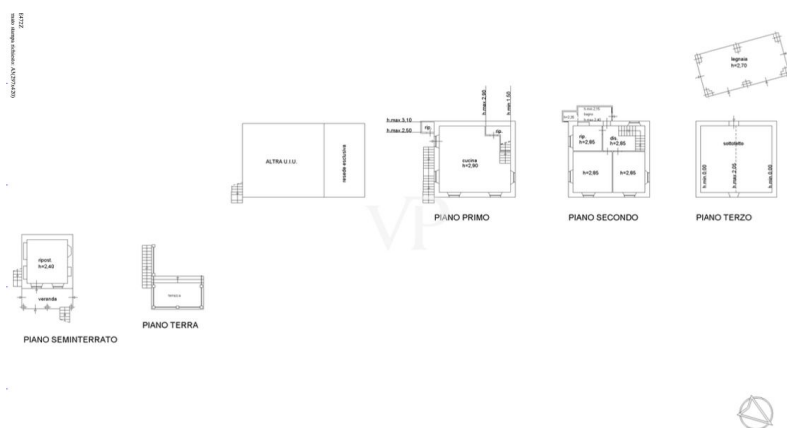
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## Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.



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## A first impression

Charming historic home nestled in the picturesque hillside of Cannobio on Lake Maggiore, just a few kilometers from the Swiss border.

The villa is surrounded by a magnificent terraced park of about 15,000 sqm. The surface area of the property, about 1,200 square meters, includes the main villa, the annex and the dock.

The property was perfectly renovated in 2011, preserving the style and retaining the original materials. The main villa, with over 950 square meters of living space, is spread over four floors plus a basement, and has bedrooms with lake views and 12 bathrooms.

On the ground floor are the bright reception hall with a fireplace, a living room leading to a large terrace, a dining room, a kitchen and a guest bathroom with inlaid parquet floors. Going up to the second floor, there are two large suites with walk-in closets, three bathrooms and a study.

On the second floor, 4 rooms each equipped with their own bathroom while, on the third floor, 3 rooms with 3 bathrooms.

In the basement, two cellars, a tavern, a large and well-equipped kitchen with a freight elevator connected to the kitchen on the ground floor, a bathroom, a gym space, laundry room and boiler room.

The 150-square-meter outbuilding is on two floors and includes a double garage. The lower floor houses a cozy living room with kitchen and a bathroom while, on the upper floor, there are three bedrooms and two bathrooms.

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## Details of amenities

- Alarm system
- Garage/parking spaces
- Vineyard
- Cellar

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## All about the location

Cannobio is well connected by a bus network that serves both the town and neighboring towns in the Cannobina Valley and the Piedmont coast of Lake Maggiore.

There are several active lines in the area, each with a specific function: line 3 is one of the most widely used and connects Cannobio to Verbania, passing along the lakeshore. It is useful for both tourism and daily travel, and also offers a connection to Switzerland, particularly to Brissago and Locarno. Line 13, on the other hand, connects Cannobio with villages in the Cannobina Valley such as Gurro, Falmenta, and Cavaglio. It is ideal if you want to explore the hinterland or if you live in the mountain hamlets. Route 14 is another connection within the valley, passing through places like Socraggio and Ponte Cavaglio, with a terminus in Cannobio. Lines 15, 16, and 17, on the other hand, serve the hamlets closest to Cannobio, such as Traffiume, Trarego Viggiona, and Sant'Agata, and are very useful for short trips, such as to the town center or lakefront.

### Navigation on Lake Maggiore

One of the most attractive ways to get around the area is by boat. From the port of Cannobio, located a few minutes' walk from Strada Nazionale, there are daily trips (especially in summer) to places such as Brissago, Locarno (in Switzerland) or Stresa, on the Italian side of the lake.

The navigation is both touristy and functional and is certainly a convenient and pleasant alternative.

### Seasonal services: the "Summer City Bus"

During the summer months, Cannobio operates a free evening service called the Summer City Bus, which is perfect for those who want to experience the town in the evening without using a car. This bus makes numerous stops between the lakefront, the old town and the hamlets, with active runs every day between 6:30 pm and 1:25 am. It is very useful for both tourists and residents, especially during evening events or markets.

### Train connections

Cannobio does not have a train station, but it is easily connected to the two main stations nearby:

Verbania-Pallanza, on the Milan-Domodossola railway line, which can be reached by line 3 in about an hour.

Locarno, Switzerland, which offers connections to Bellinzona and the rest of Switzerland. From Locarno one can then return to Cannobio via bus.

The official VCO Trasporti website ([vcotrasporti.it](http://vcotrasporti.it)) offers detailed maps and downloadable schedules for each line.

In summary, everything is easily accessible on foot within minutes, making Cannobio a well-served town even without a car.

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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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