

Lago Maggiore

Cocquio Trevisago

Ref. 6146: Caldana, refurbished historic village house with two fully independent flats with a well-functioning B&B.

Asking Price: € 430.000



Description

In the small village of Caldana near Cocquio Trevisago lies this historic village house with beautiful light and idyllic garden. The house is located in a sunny hilly area of Lake Maggiore and the village borders the Campo dei Fiori nature reserve.

Layout

The house is spread over three levels, plus basement and attic. The house consists of a large loggia on the ground floor, which gives access to two independent flats; and leads to the main house on 1 and 2 levels. Which is reached by an internal stone staircase. Halfway up the stairs there is a cloakroom and toilet .

On the first floor is the entrance hall, separated by a strong double-glazed wall from a large covered terrace. From the hall you reach the open kitchen and the adjacent dining room and utility room. Both the hall and the kitchen give access to the terrace. Through the hall you also reach two sitting rooms and an adjoining room used as an office. The latter three rooms have the original "cotto lombardo" floor. The remaining room has a new terracotta floor and the whole floor has wooden ceilings with beams.

From the landing, a stone staircase leads to the second floor. Halfway up the stairs is a bathroom with bathtub. On the second floor there is also a partition with a double-glazed glass wall, only here the wall is placed closer to the railing to create a large bright (play) room, and a narrow covered balcony. This large space gives access to five spacious bedrooms and two small bathrooms.

On the ground floor are two self-contained flats rented out by the current residents as a B&B. These are a one-bedroom flat, and a two-bedroom flat.

The garden is bordered by tall palm trees on the street side. Furthermore, there are beautiful trees surrounding the grass. There is also an old washhouse that now serves as a covered terrace.

Details

The house dates from 1895 and was renovated in the 1990s.

The house is heated with gas and central heating boiler. The second floor has underfloor heating.

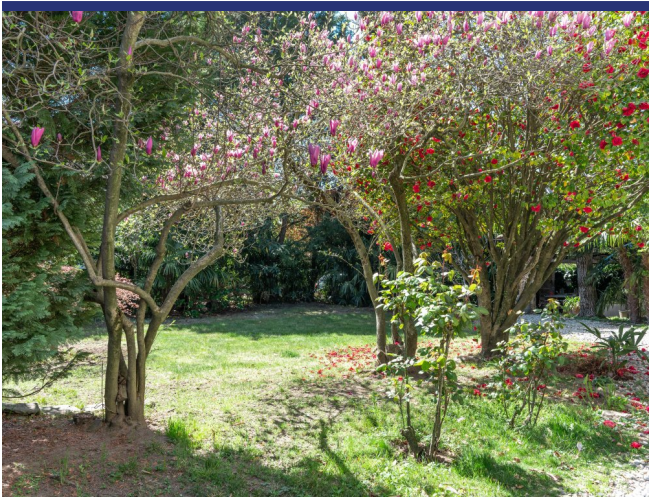
Two floors have double glazing.

Location

Cocquio Trevisago train station (Trenord to Milan and Varese) can be reached by car in 5 minutes, the distance to Malpensa airport is 33 km and Milan 60 km.

Pictures

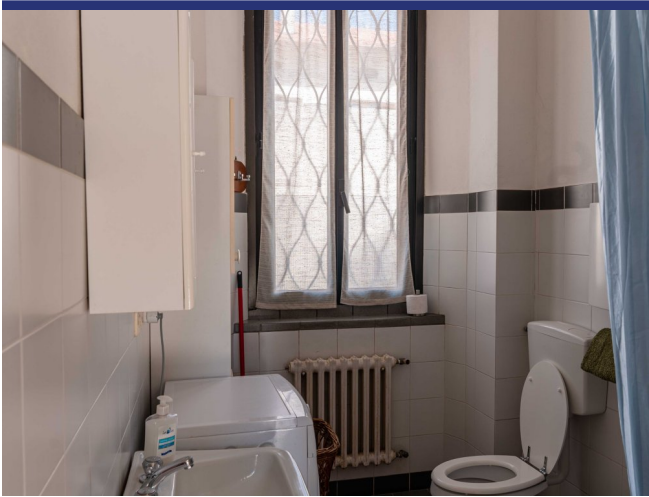
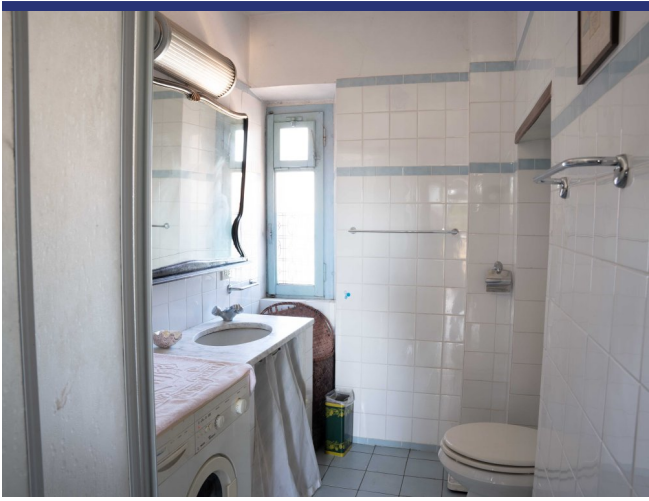






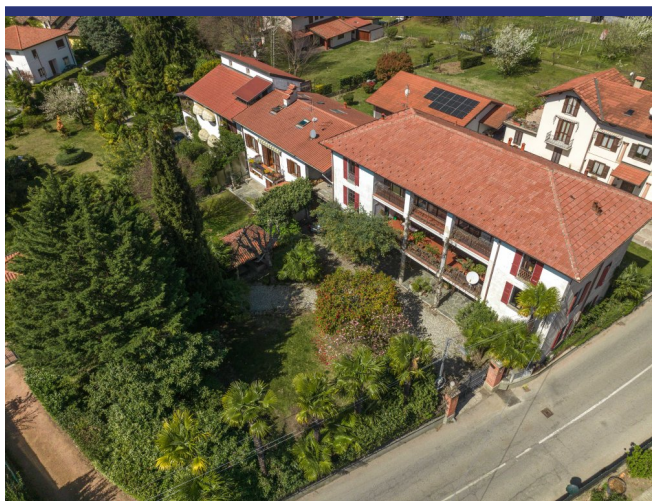












Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6146
- Village House/Cottage
- Garden
- Terrace
- Balcony
- Fire Place
- Garage: Parking Space
- Guesthouse: Yes
- Asking Price: € 430.000
- Floorspace: 400 m²
- SQM Plot: 700 m²
- Bedrooms: 8
- Bathrooms: 5
- Rental Potential: Good
- Condition of the Property: Good
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net

