Lago Maggiore

Cocquio Trevisago

Ref. 6370: Village house consisting of a main house and two small flats
Asking Price: € 430.000



Description

In the heart of the village of Caldana, one of the quietest and greenest areas of Cocquio Trevisago, we offer for sale a spacious detached house, ideal for those looking for privacy yet close to all amenities.

The property enjoys a sunny and easily accessible location with just minutes from the city centre and train station.

The property has retained the charm of traditional local houses, enhanced by original features such as the outdoor wash house and historic floors on the first floor.

The property extends over several floors and offers a total living area of more than 200 square metres, ideal for a large family or multiple living units.

The driveway leads to a private courtyard with parking spaces and a garden, including a woodshed and a utility room with a condensing boiler installed in 2020.
There are two separate living units on the ground floor: the first comprises a kitchen, bedroom and bathroom with shower; the second comprises a living room with kitchen, two bedrooms and bathroom with shower.

The first floor is entirely dedicated to the main house and features a bright entrance hall, a spacious living room with original floors, a reading room, a study, a dining room and a living kitchen with a large pantry.

The sleeping area, located on the upper floor, comprises five bedrooms, including two double bedrooms with en suite bathrooms, as well as four more bathrooms with bath and shower.

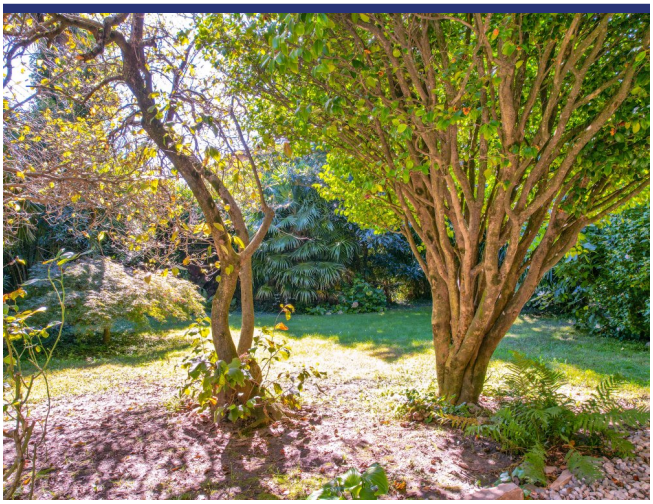
This property is perfect for those looking for a detached property with plenty of space and is suitable both as a main residence for a family seeking a quiet and authentic setting, and as an investment opportunity thanks to the flats on the ground floor, ideal for guests or B&B.

Pictures



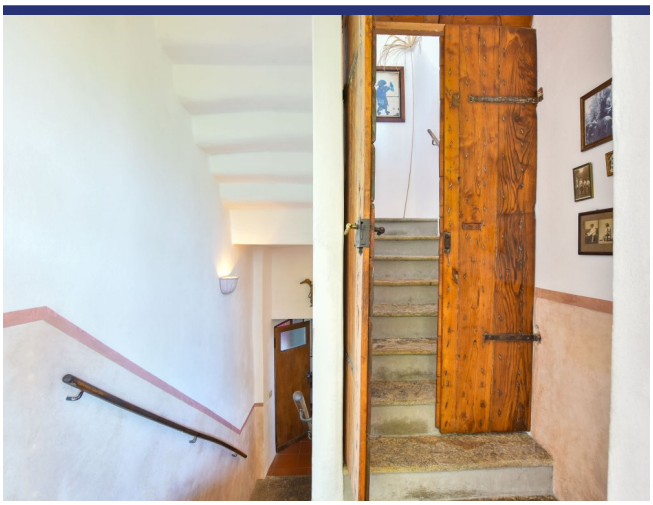


























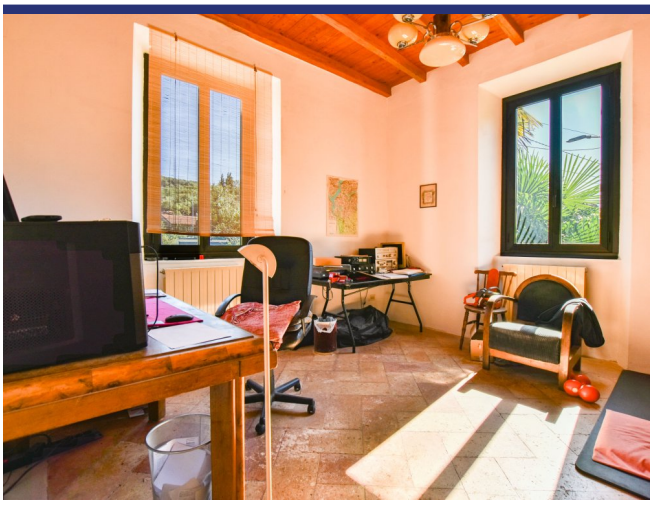




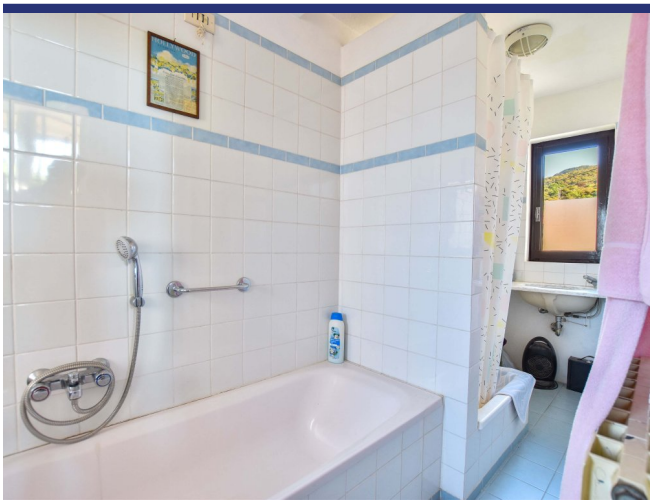


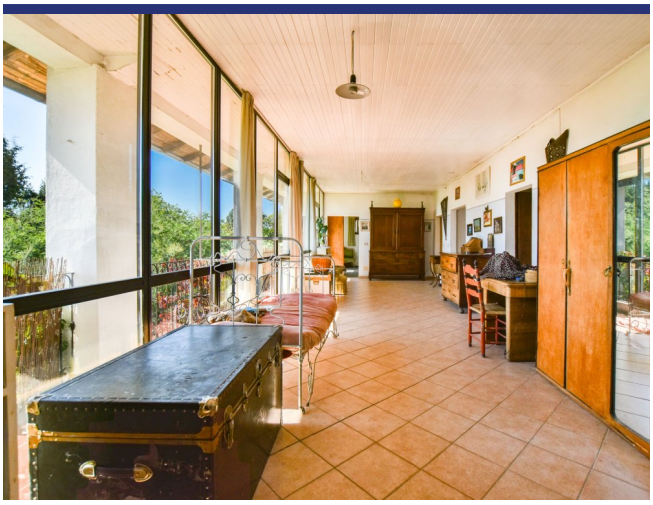


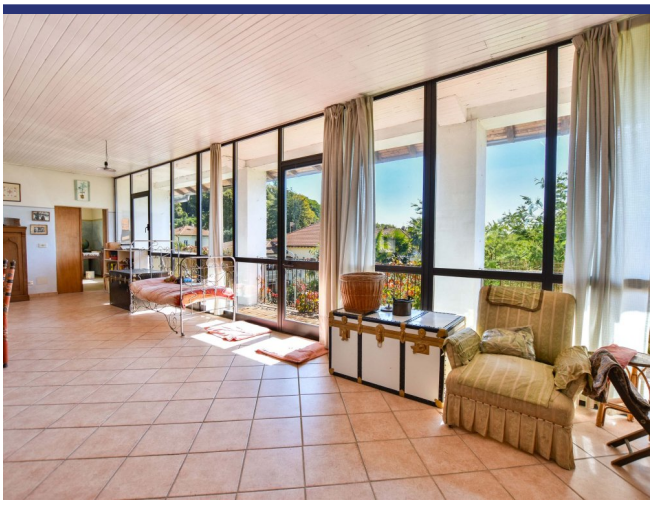














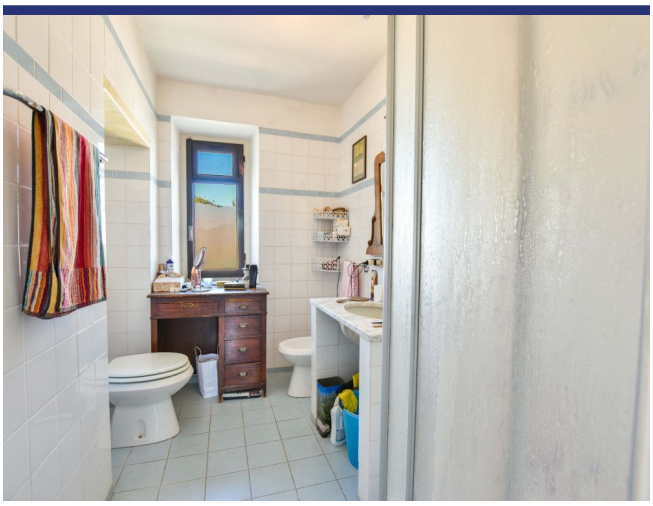


























Location & Details



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

- Reference: 6370
- Village House/Cottage
- B&B/Agriturismo
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Parking Space
- Guesthouse: Yes
- Asking Price: € 430.000

- Floorspace: 200 m^2
- SQM Plot: 800 m^2
- Bedrooms: 6
- Bathrooms: 6
- Rental Potential: Very 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 a 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

© ItaliaCasa. The information in this brochure has been compiled with the utmost care. However, it has an informative character and should only be regarded as an invitation to enter into negotiations. The contents of this information will not be legally binding in any way. ItaliaCasa is not liable for damages resulting from incorrect information or otherwise.