

# Lombardia

## Cercino

Ref. 6079: Cercino - Mountain cottage consisting of two independent apartments!

Asking Price: € 85.000



# Description

For those who want to swap busy daily life for complete tranquillity, the mountains, and beautiful nature during their holidays, we have this authentic mountain house in the small mountain village of Cercino for sale. The house is divided into two independent flats, one on the ground floor and one on the first floor, connected by an external staircase. The cottage is in usable condition and was used by the current owners until recently in the summer. With some renovation work, it can be adapted to your taste to make it a comfortable stay.

On the ground floor, you enter through the front door into a spacious living room with a sitting area, dining table, and pellet stove, through the hallway you enter the kitchen diner with fireplace, and from the kitchen into a large bedroom. In the hallway on the ground floor, there is a toilet/bathroom with a sink and shower.

The two apartments could be made into one house by creating an internal staircase.

An outdoor terrace with a pergola of about 30m<sup>2</sup> belongs to the house and offers the possibility to eat and relax outdoors.

Under the house are two cellars that can be used as a wine cellar, hobby room or as desired, and a storage room.

The house is connected to the electricity and water networks and the sewerage, and it is possible to connect it to the local gas network.

Cercino is a small Italian municipality of 797 inhabitants in the province of Sondrio in Lombardy. It lies on the Rhaetian slope and is part of the 'Costiera dei Cech' the sunny side of the Valtellina valley.

The house is located in the upper part of the village of Cercino, appreciated for its tranquillity and beautiful nature. Just a 20-minute drive away you can reach Lake Como and a large shopping centre with all kinds of shops and supermarkets.

The road to the upper part of the village of Cercino is a good one. The streets in the village itself leading to the house are very narrow, so the house itself can only be reached with a small-sized car (type Fiat Panda). There are public parking spaces on the outskirts of the village centre.

Cercino lies at the beginning of the Valtellina valley. Among other things, Valtellina is known for its ski resorts, one day's trip there and back is perfectly doable; Alta Valtellina, Aprica, Valchiavenna, and Valmalenco, with well-known ski resorts. Think Bormio and Livigno, but also Caterina Valfurva, Chiesa Valmalenco, Campodolcino and Madesimo. Just half an hour's drive away, you can reach the nearest ski area- In addition, summer skiing is done on the famous Stelvio Pass, while in Valdidentro one can practice biathlon, a sport that combines skiing and shooting.

In 2026, several venues here will host the Winter Olympics!

In summer, you can enjoy the beautiful nature and choose from trekking routes, mountain bike trails, canoeing, or rafting trips. A perfect destination therefore for lovers of nature, but also for lovers of the wines of Valtellina. The wines of Valtellina are mainly made from the Nebbiolo grape, locally called "Chiavennasca". The main ones are Valtellina Superiore DOCG with its 5 subzones (Inferno, Grumello, Sassella, Valgella, Maroggia) and Sforzato di Valtellina DOCG (made from sultana grapes).

But the cuisine of Valtellina is also well known for typical regional products and dishes: From Bresaola to Pizzoccheri, from polenta Taragna to spectacular cheeses like Il Bitto, they are a feast for foodies. A tip? Don't miss the festival dedicated to them in September, opening private crotch and organizing gastronomic itineraries.

An area to discover, with still interesting prices and where tranquillity, nature, gastronomy, and culture, can be combined with skiing at a short distance in winter, hiking and biking in nature in summer, or an occasional day on Lake Como!

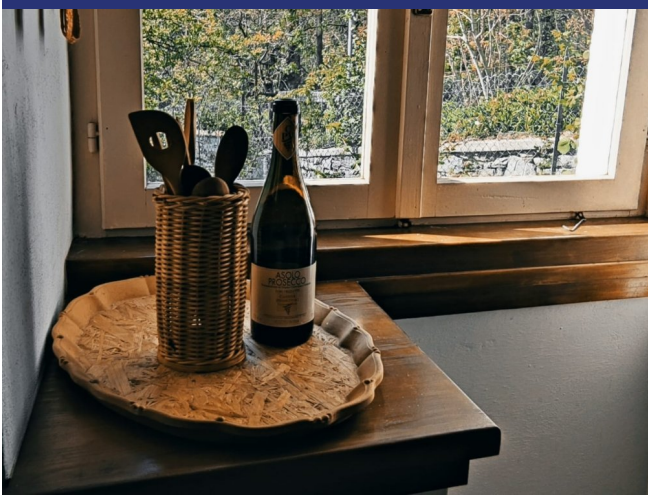
Feel free to contact us for a viewing!

# Pictures



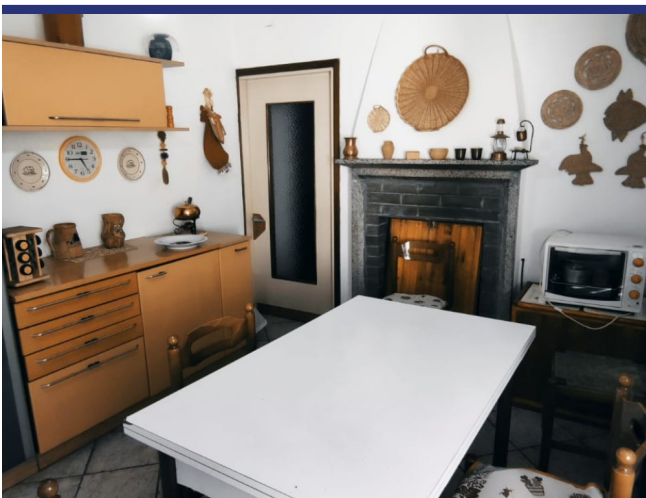
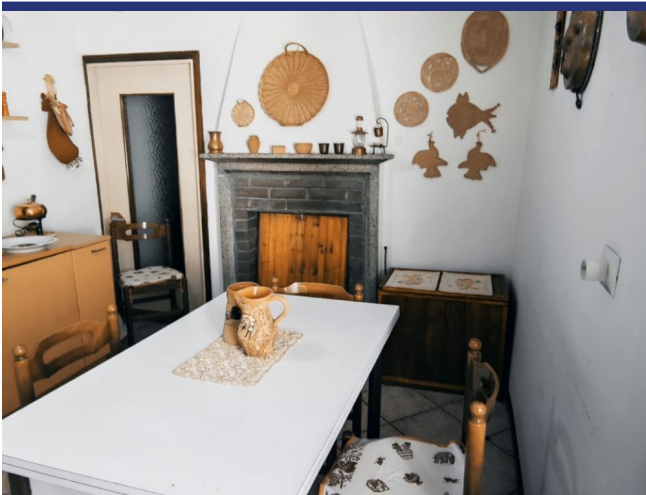






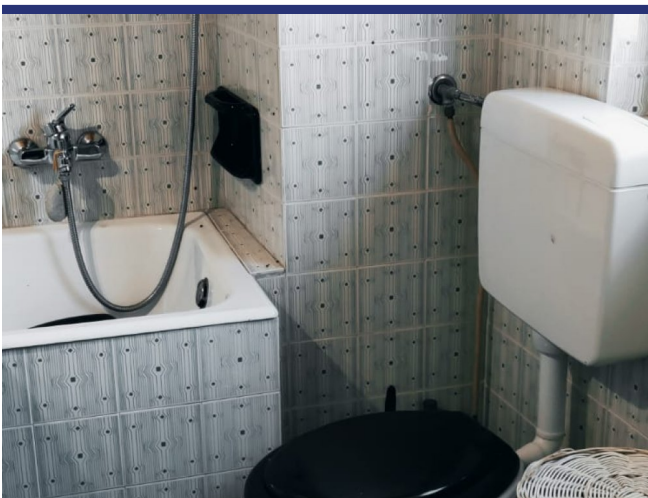
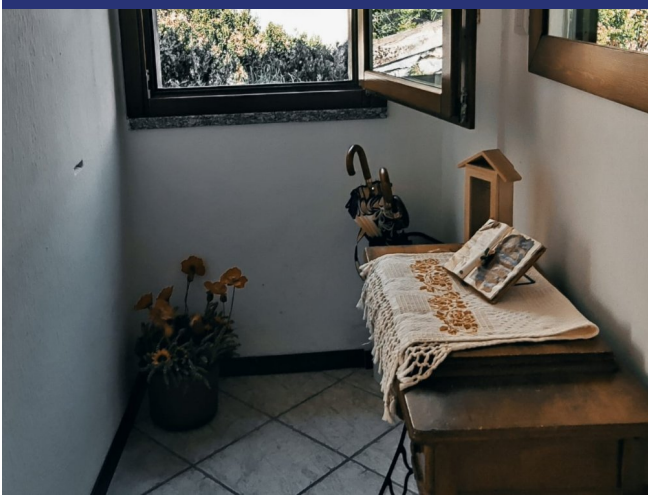




































# Location & Details



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

- Reference: 6079
- Village House/Cottage
- Terrace
- Fire Place
- Asking Price: € 85.000
- Floorspace: 142 m<sup>2</sup>
- SQM Plot: 30 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 2
- Condition of the Property: Partly to be renovated
- Status: Sold

# 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](mailto:info@italiacasa.net)  
[www.italiacasa.net](http://www.italiacasa.net)

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

[info@italiacasa.net](mailto:info@italiacasa.net)  
[www.italiacasa.net](http://www.italiacasa.net)

