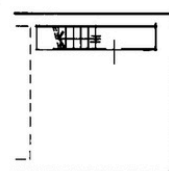


Via Giuseppe Mazzini - Feriolo, Baveno

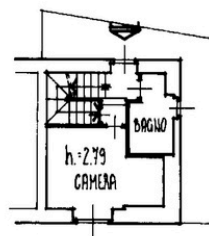
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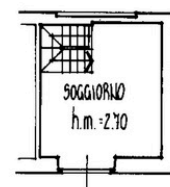
Information	
Price	€ 298.000
Square footage	100 sqm
Year of construction	1920
Floor	Ground floor
Maintenance	Excellent
Rooms	1
Kitchen	Open
Bathrooms	1
Box	Present
Heating system	Independent
Condominium fees	0
Energy rating	F- 219,3 kWh/sqma



—PIANO INTERRATO—



—PIANO TERRENO—



—PRIMO PIANO—

VIA GIUSEPPE MAZZINI-FERIOLO, BAVENO.

CHARMING INDEPENDENT TERRACOTTA FROM THE LATE 19TH CENTURY WITH A LAKE VIEW OF APPROXIMATELY 30 SQM PER FLOOR. GROUND FLOOR: LARGE SINGLE GARAGE WITH AUTOMATIC SHUTTER AND A PRACTICAL STORAGE ROOM, PERFECT FOR YOUR SPACE NEEDS.

FIRST FLOOR: SPACIOUS DOUBLE BEDROOM WITH WALK-IN CLOSET AND A BATHROOM WITH WINDOW, WHERE COMFORT MEETS FUNCTIONALITY.

SECOND FLOOR: LARGE AND BRIGHT LIVING ROOM WITH AMERICAN-STYLE KITCHEN AND GENEROUS PENINSULA, IDEAL FOR DINNERS WITH FRIENDS OR MOMENTS OF CONVIVIALITY. THE PROPERTY IS COMPLETED BY A COMMON OUTDOOR AREA, PERFECT FOR ENJOYING MOMENTS OF RELAXATION OUTDOORS, IMMERSED IN THE TRANQUILITY AND BEAUTY OF THE SURROUNDING LANDSCAPE. THE PROPERTY IS SOLD FURNISHED AND IS IDEAL FOR THOSE WHO WANT TO EXPERIENCE THE MAGIC OF THE LAKE OR FOR THOSE WHO ARE LOOKING FOR A SAFE INVESTMENT. IN EXCELLENT INTERNAL CONDITION, IT HAS TERRACOTTA, PARQUET AND CERAMIC FLOORING. AIR CONDITIONING, INDEPENDENT HEATING AND SECURITY DOOR FOR YOUR SAFETY. PRICE € 298,000.00. ENERGY RATING F – 219.3 KWH/SQMA

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