



COLDWELL BANKER
ITALY

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Indipendent house for Sell in Verbania - Area: Fondotoce

📍 via al canale, Verbano-Cusio-Ossola, VB

579.000€



Contact info



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Description

In Fondotoce, in a strategic, quiet, and private location, we offer for sale a magnificent detached villa with direct access to the picturesque canal, perfect for those seeking privacy without sacrificing the convenience of amenities. The property underwent a complete and meticulous renovation in 2022, combining modern design, high-quality finishes, and a focus on energy efficiency (including the installation of photovoltaic panels and a completely new roof). Access to the property is via a large automatic gate that leads to a spacious courtyard area, which can easily accommodate up to three cars. The exterior is enhanced by a pleasant area dedicated to the above-ground pool and spaces ideal for al fresco living. Entering from the mezzanine level, we are greeted by a hallway that leads to the living area, cleverly divided into a bright, separate living room and a spacious open-plan kitchen with dining area, ideal for everyday use and entertaining guests. Completing the floor is a large bathroom with a spacious walk-in shower. The living area leads to a lovely balcony that connects to a splendid outdoor pergola, the ideal spot for al fresco dining or moments of pure relaxation immersed in nature. Through a hallway (formerly a bedroom) also used as a laundry area, a beautiful internal staircase with exposed steps leads to the upper floor. The sleeping area currently houses two bedrooms, a bathroom, and a huge covered terrace: an extraordinarily versatile space, perfect for relaxing while admiring the view, with the real possibility of enclosing it as a veranda or using it to further expand the interior space. The utility room is also located on the same floor. The details that make the difference: – Complete renovation (2022) with top-quality windows and materials. – Maximum energy efficiency: photovoltaic system and new roof. – Direct access to the canal: a rarity for nature and tranquility lovers. – Comfort and outdoor spaces: courtyard area for cars, swimming pool, furnished pergola, and panoramic terrace. _ Annex/Rustic Building: The property includes a small adjacent rustic building, comprising a storage room on the ground floor and a delightful study on the upper floor. Location: Located in a strategic area of Fondotoce, the villa is ideal for those seeking complete independence and a peaceful oasis, while still being very close to major roads and local amenities.

Details



Property ID: CBI205-3258-11



Surface: 371.00 m²



Rooms: 4



Bathrooms: 2



Energy Class: B



Bedrooms: 3

Property Features



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **371.00 m²**



Rooms: **4**



Bedrooms: **3**



Bathrooms: **2**



Kitchen: **Exposed**



Shower: **Yes**



Parking space: **Uncovered**



Safe: **Yes**



Terrace: **Present**

Nearby



Soccer Fields



Bike Paths



Public Transportation



Cafes / Bars



Post Offices

Images





