

## Indipendent house for Sale to Viareggio Area: Lungomare



**300 square meters | Bathrooms: 4 | Bedrooms: 7 | Rooms: 11**

Villa "San Giorgio" prestigious seafront residence in Viareggio.

In the most beautiful area of the Viareggio promenade, close to Piazza Puccini and surrounded by buildings from the beginning of the century, Leonardo Real Estate offers this magnificent and important seafront residence, built in the early 1900s and redesigned over the decades but maintaining the flavour, the large spaces and some important period features unchanged.

Villa San Giorgio presents itself as a large house in the "Viareggio" style, in which the large spaces, the high ceilings, the large courtyard surrounded by a magnificent terrace and the large windows facing the sea are the masters. Although the property is immediately habitable and partly renovated, it lends itself to multiple uses. From the large stately villa for a large family to the subdivision of up to three independent housing units.

The seafront house for sale in Viareggio is currently divided as follows:

On the ground floor we are welcomed by a large hallway where the large curved staircase from the early 1900s dominates and then invites us to follow it to the upper floors. The floor develops with a first large living room with fireplace, a double room overlooking the courtyard, a kitchen, two bathrooms and a corridor that leads us to the two bedrooms located in the characteristic building at the end of

the courtyard.

The garden or courtyard as it is called in the area, has a surface of about 100 square meters, bright and welcoming. From the courtyard you can then access via a staircase to the wonderful terrace, of another 75 square meters surrounded by original columns and which can also be accessed from the first floor.

An original and very characteristic detail is the "passetto", a small corridor that directly from the facade of the building allows us to easily reach the kitchen area and the courtyard.

The first floor, organized as an independent apartment, consists of a kitchen and living room with access to the magnificent terrace, three bedrooms, two of which are double with a balcony overlooking the sea, and a bathroom.

The attic floor, recently renovated, is in turn organized as an independent unit, with a magnificent kitchen-living room with sea view, bathroom with shower and two double bedrooms.

Villa "San Giorgio" offers itself as a pearl in the most enviable position of Viareggio, an exclusive and prestigious property.

Ref.REA423

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Leonardo Real Estate  
Viareggio Garibaldi Street, 170

The proposed address may be nearby for privacy reasons

## Property details

<b>Code:</b> REA423	<b>Reason:</b> Sale
<b>Type:</b> Independent house	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Viareggio
<b>Area:</b> Lungomare	<b>Price:</b> € 1.390.000 negotiable
<b>Total Square Meters:</b> 300 square meters	<b>Bedrooms:</b> 7
<b>Bathrooms:</b> 4	<b>Rooms:</b> 11
<b>:</b> 23	<b>:</b> 3

: 1999 : Yes

: 30 meters

## Features

Terrace	Tv Antenna: Autonomous	Tv SAT: Autonomous
ADSL Coverage	Fastweb Coverage	Fireplace
Parquet	Telephone System	Wiring: By Law
Shower	Wooden Window Frames	Predisposition for Alarm
Safe-Deposit Box	Shutters	Shutters
Sea View		

## Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			

























