

Apartment for Sale to Viareggio Area: Centro



93 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 6

Elena Apartment, prestigious residence in the center of Viareggio, perfectly renovated with superior quality materials and ready for delivery

A skilful renovation just completed, the design, the enhancement of the spaces and the elegance are the main characteristics of this apartment just put on the market.

The apartment is located behind the central market and not far from the station, equipped with a convenient internal and private parking space.

The property for sale, of approximately 90 square metres, very bright and well exposed, is on the first floor and comprises an entrance hall, double room overlooking a livable balcony from the street, eat-in kitchen which leads to another livable balcony equipped with of storage room and boiler area - laundry, hallway sleeping area consisting of two double bedrooms, one of which with wardrobe room and both with access to balcony and splendid and large bathroom with bathtub.

Featuring a sophisticated air conditioning system integrated into the ceiling, this apartment stands out for its advanced features that not only cool the space during the summer, but also provide eco-friendly heating in the winter, eliminating the need for gas. The floor features an elegant 45° herringbone Foglie d'Oro parquet, which gives the interior both refinement and durability. Artea ceramic tiles and sanitary ware and lighting solutions from the Italian brand Massiero highlight the exceptional quality and style.

The furniture, including custom-made components, has been carefully selected by Arredo 3, ensuring a harmonious and unified interior. SMEG kitchen appliances, known for their reliability and elegant design, perfectly match the overall aesthetics of the apartment. A cultural touch within the space is represented by the hand-painted "Pierrot" by Jean-Antoine Watteau, which resonates with the spirit of the local carnival and introduces a profound historical context to the living environment.

The complete renovation involved:

Electrical system

Hydraulic system

Complete air conditioning of the property

Thermal and soundproof windows

Parquet floors

Completely redesigned bathroom

Boiler replacement

The property includes an uncovered parking space in a shared area, a bicycle/motorbike parking space, as well as a condominium attic.

Central and served area

Large livable balconies

Parking space

Possibility of creating a third bedroom

Ref. ES539

www.immobiliare-leonardo.it

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Or come and visit us at our headquarters in Viareggio in Corso Garibaldi, 170.

Property details

Code: ES539

Reason: Sale

Type: Apartment

Region: Toscana

Province: Lucca

Municipality: Viareggio

Area: Centro

Price: € 475.000 negotiable

Total Square Meters: 93 square meters

Bedrooms: 2

Bathrooms: 1

Rooms: 6

: 150

: 3

: Yes

: Yes

: 2024

: € 100

: Yes

: 700 meters

Features

Tv Antenna: Autonomous	Tv SAT: Autonomous	Closet
ADSL Coverage	Fastweb Coverage	Telephone System
Wiring: By Law	Jacuzzi	Wooden Window Frames
Safe-Deposit Box	Shutters	

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			

















