

## Study/Office for Sale to Viareggio



### **504 square meters | Bathrooms: 2 | Rooms: 16**

The office for sale is located in Viareggio, in a strategic and easily accessible position.

It is located on the second floor of an office complex, surrounded by other businesses and services.

The current state is free to the deed, guaranteeing practical and fast management of the sale.

The property covers an area of 504 square meters, divided into 16 rooms and 2 bathrooms.

The excellent state of conservation guarantees an elegant and functional environment, ready to be used immediately.

The rooms are separated by walls, offering the right privacy and tranquility to carry out work activities in a concentrated way.

The office is equipped with an alarm system, which guarantees maximum safety and protection of the assets inside.

It also has a convenient garage, ideal for those who need to travel frequently by car for work.

There are also 5 covered parking spaces available, offering ample space for parking.

The heating system is autonomous and can be managed according to your needs, guaranteeing a comfortable internal climate at any time of the year.

The office has an air/electric heating system, which guarantees excellent energy efficiency and savings on management costs.

The property is located in a 4-storey building, offering a peaceful and quiet environment, ideal for concentrating on work.

Furthermore, its location within an office complex guarantees a professional and well-organised environment, perfect for those seeking a prestigious image for their business.

In summary, the office for sale in Viareggio represents the ideal opportunity for those looking for a large, well-structured space in a strategic position to best carry out their work activities.

The excellent state of conservation, the large size and the presence of services and parking spaces make this property a unique and unmissable solution.

Ref. V306

[www.immobiliare-leonardo.it](http://www.immobiliare-leonardo.it)

Do you want more information?  
Do you want to evaluate other real estate offers?  
Do you have to sell your property?

Contact us on 0584961129

Or come and visit us at our Viareggio office in Corso Garibaldi 170

The proposed address may be nearby for privacy reasons

## Certifications

**Energy Class:**

**EPI:** 245 kwh/m<sup>2</sup>

## Property details

**Code:** V306

**Reason:** Sale

**Type:** Study/Office

**Region:** Toscana

**Province:** Lucca

**Municipality:** Viareggio

**Price:** € 540.000

**Total Square Meters:** 504 square meters

**Bathrooms:** 2

**Rooms:** 16

: 504 square meters

## Features

Air-Conditioned	Antifire	ADSL Coverage
Fastweb Coverage	Alarm	Bath: By Law

## 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			







