

## Indipendent house for Sale to Viareggio Area: Centro



**147 square meters | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8**

Detached house for sale in the center of Viareggio, 450 meters from the sea.

REF. V344 - A stone's throw from the market and very close to the sea, Agenzia Immobiliare Leonardo offers for sale this detached house in Viareggina in an enviable position.

The property for sale in the center of Viareggio is spread over three levels for a total of approximately 150 m2, complete with internal courtyard, and is composed as follows:

On the ground floor, the entrance opens immediately onto the living room, continuing in perfect Viareggio style we arrive at the dining room and the kitchenette from which you can easily access the internal courtyard which is very useful both as a laundry area and for placing a small table and enjoying moments convivial outdoors in total privacy. In addition to the courtyard, a service bathroom with shower and laundry.

From the hall, via a beautiful open marble staircase we go up to the first floor to the sleeping area, where a large corridor connects the two double bedrooms, one of which has a balcony and the service bathroom with window and bathtub. A new air conditioning system has just been installed on the floor.

The house is completed by the attic floor where we have the third double bedroom with an additional bathroom with window. The floor was completely renovated, together with the roof, in the 2000s.

An independent solution in the center of Viareggio, functional and immediately available, with generous spaces and internal courtyard, ideal both for a family and as a holiday home near the sea.

- 450 meters from the sea
- 3 bedrooms
- 3 bathrooms
- New air conditioning
- New boiler
- Independent

Ref. V344

[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 / +39 3756339708

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

The proposed address may be nearby for privacy reasons

## Property details

<b>Code:</b> V344	<b>Reason:</b> Sale
<b>Type:</b> Independent house	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Viareggio
<b>Area:</b> Centro	<b>Price:</b> € 445.000 negotiable
<b>Total Square Meters:</b> 147 square meters	<b>Bedrooms:</b> 3
<b>Bathrooms:</b> 3	<b>Rooms:</b> 8
: 25	: 3
: Yes	: Yes
: 450 meters	

## Features

Tv Antenna: Autonomous	Tv SAT: Autonomous	Closet
ADSL Coverage	Fastweb Coverage	Air-Conditioned
Telephone System	Wiring: By Law	Shower
Wooden Window Frames		

## 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			









