

## Indipendent house for Sale to Viareggio Area: Campo d'aviazione



### **340 square meters | Bathrooms: 3 | Bedrooms: 7 | Rooms: 14**

In the heart of the splendid city of Viareggio, in the renowned area of the Airfield, a few steps from the pine forest of Levante and from there from the sea, there is this magnificent villa for sale surrounded by a lush garden that embraces the property on four sides with two driveway entrances and a main pedestrian one.

The property is in excellent condition, having recently undergone a renovation, and is ready to be inhabited immediately.

The villa is spread over two levels, for a total surface area of 320 square meters.

On the ground floor we find the living area, also structured to create and accommodate a second independent unit for a family that needs an independent area within the same home.

A large elegant hallway welcomes us, opening onto the double living room with a central fireplace, which houses both the sofa area and the dining area. From the living room, access to a bright and green veranda, equipped and air-conditioned to be used throughout the year.

Also on the ground floor is a large double bedroom now used as a study, a two-room kitchen with kitchenette and dining room.

Going down three steps, the second part of the ground floor presents us with two more rooms, currently used as a second kitchen and

gym but usable as other bedrooms, a bathroom with shower, the utility room and finally the pearl of this home, a second large living room characterised by large windows which currently houses a billiard table and a large table for unforgettable moments with family and friends, a perfect reception room.

From the large hallway a large parquet staircase leads us to the sleeping area where there is ample space for four double bedrooms, two of which are larger, and two bathrooms as well as three balconies.

All the rooms are well lit and spacious, ideal for accommodating a large family.  
The property is equipped with independent heating and air conditioning.

The property has recently undergone an almost total renovation in the electrical and hydraulic systems, in the replacement of the windows and in the creation of a photovoltaic system with storage batteries up to 13 kW, guaranteeing efficiency, savings and ideal comfort in all seasons.

The frames and windows are double-glazed, ensuring excellent soundproofing and greater safety.

Additionally, there is an alarm and video surveillance system for maximum protection.

The villa is partially furnished, with high quality and tasteful furniture, perfect for those who want to live in an elegant and refined home.

Furthermore, it has a well-kept private garden of over 330 m2, ideal for enjoying moments of relaxation and conviviality outdoors.

The property is equipped with five uncovered parking spaces, ensuring convenient parking for guests or family. Furthermore, thanks to its strategic location, the villa is close to all the services and amenities needed for a comfortable daily life, such as shops, supermarkets, schools and public transport.

In short, this villa represents the perfect solution for those who want to live in one of the most exclusive and sought-after areas of Viareggio, in a spacious, modern house equipped with all comforts.

Ref REA502

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Leonardo Real Estate  
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The proposed address may be nearby for privacy reasons

## Property details

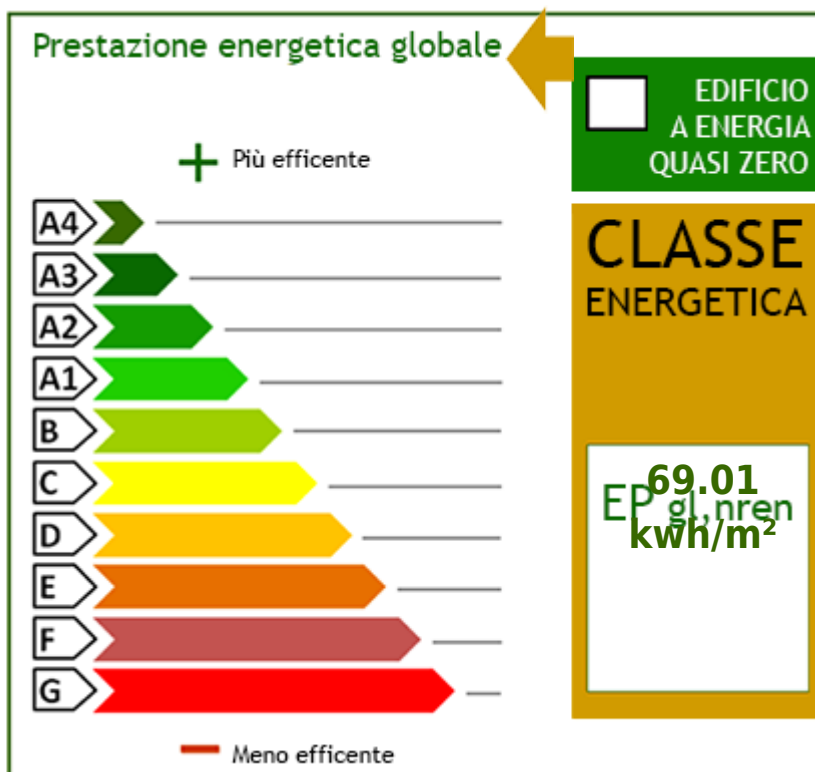
<b>Code:</b> REA502	<b>Reason:</b> Sale
<b>Type:</b> Independent house	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Viareggio
<b>Area:</b> Campo d'aviazione	<b>Price:</b> € 1.250.000
<b>Total Square Meters:</b> 340 square meters	<b>Bedrooms:</b> 7
<b>Bathrooms:</b> 3	<b>Rooms:</b> 14
: 30	: 2
: Yes	: Yes
: 1.500 meters	

## Features

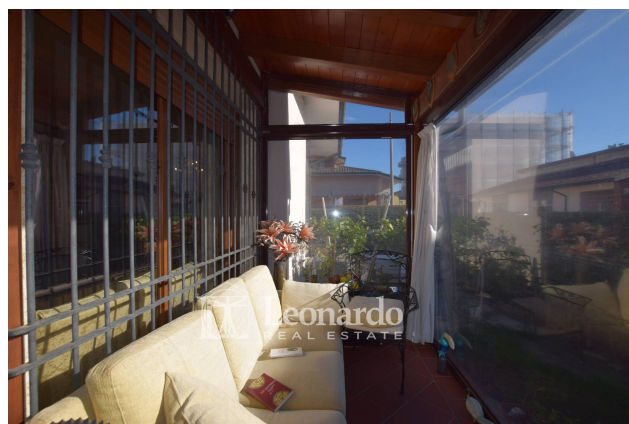
Tv Antenna: Autonomous	Porch	Tv SAT: Autonomous
Closet	Fireplace	Air-Conditioned
Telephone System	Wiring: By Law	Shower
Predisposition for Alarm	Safe-Deposit Box	Shutters
Shutters		

## 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			







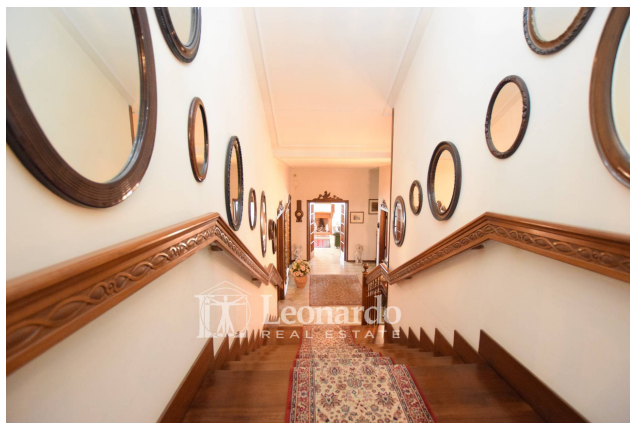














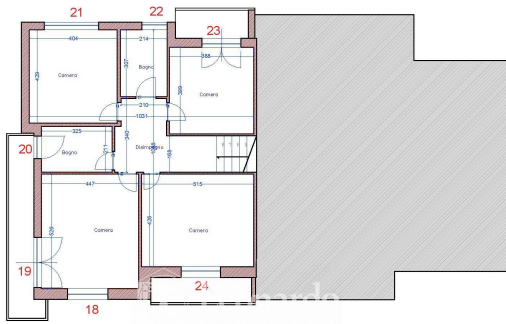




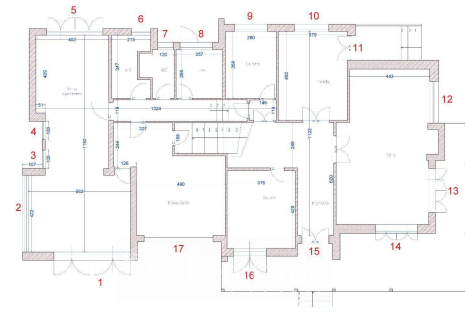








Piano Primo



Piano Terra