

## Apartment for Sale to Viareggio Area: Lungomare



**60 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3**

VIAREGGIO □ A WALK, JUST A FEW STEPS FROM THE PIER

"Home is the refuge of the heart" □ Le Corbusier

If you dream of living a few steps from the sea, with the Viareggio promenade at your doorstep and the pier just a stone's throw away, this is the opportunity for you!

We offer for sale an interesting independent solution, located on the first and last floor of a corner building with entrance from a small door on the ground floor. Going up about 20 steps (80/90 cm wide staircase), you access the real estate unit composed as follows: Entrance with staircase to the attic and closet, large living room with arch and dining area, open kitchen, two double bedrooms, bathroom with shower, small service terrace with partial view of the pier and a larger terrace directly overlooking the promenade ideal for outdoor lunches and dinners.

Main features:

- ☐ Exclusive location on the Viareggio promenade
- ☐ Ideal for investment or large family
- ☐ Livable terrace overlooking the promenade
- ☐ Air conditioning
- ☐ Heating with boiler and radiators
- ☐ Good and habitable general conditions
- ☐ State property redeemed
- ☐ No condominium fees

A unique solution for those who want to experience the charm of the Viareggio seafront, with all the services and the beauty of the sea at your fingertips.

Contact us for more information and to arrange a visit!

Ref. AG372

[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 need to sell your property?

Contact us at 0584961129 / +393756339708

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

The proposed address may be nearby for privacy reasons

## Property details

<b>Code:</b> AG372	<b>Reason:</b> Sale
<b>Type:</b> Apartment	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Viareggio
<b>Area:</b> Lungomare	<b>Price:</b> € 320.000
<b>Total Square Meters:</b> 60 square meters	<b>Bedrooms:</b> 2
<b>Bathrooms:</b> 1	<b>Rooms:</b> 3
: 150	: Yes
: Yes	: 50 meters

## Features

Tv Antenna: Autonomous	Tv SAT: Autonomous	ADSL Coverage
Fastweb Coverage	Air-Conditioned	Wiring: By Law
Shower	Aluminum Frames	Safe-Deposit Box

## 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













