

## Indipendent house for Sale to Viareggio Area: Marco Polo/ Don Bosco



**140 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6**

VIAREGGINA HOUSE A FEW STEPS FROM THE PINE FOREST □ MARCO POLO DISTRICT, Viareggio.

Property to be renovated.

In the heart of the Marco Polo district, just 100 metres from the splendid Pineta di Ponente and a short distance from the sea, we offer for sale a typical Viareggio house on three levels, ideal for those who want a spacious and customisable solution.

Distribution of spaces:

□ Ground floor: Access from a small private courtyard, perfect for parking scooters or bicycles. The entrance opens onto a hallway that leads to the stairwell to the first floor.

□ First floor □ Living area: A large central hallway with an open staircase distributes the rooms. The bright living room with large windows and access to the terrace is on the left, while on the right we find a semi-habitable kitchen with an external veranda and toilet, as well as an additional room to be used as a dinette or dining room. A convenient storage room completes the floor.

□ Second floor □ Sleeping area: Two large double bedrooms, one with a terrace, a single bedroom with a shared terrace, a large closet (with the possibility of transforming it into a walk-in closet) and a generously sized bathroom.

Property conditions: The house is in need of renovation, offering the possibility of customizing the rooms according to your needs.

Why choose this house?

Located in one of the most sought-after neighborhoods of Viareggio, Marco Polo is known for its tranquility and proximity to the main services: shops, schools, green areas and the seafront easily reachable in a few minutes. Perfect for families or as a second home for the holidays.

For more information or to arrange a visit contact us

Ref. MP407

[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> MP407	<b>Reason:</b> Sale
<b>Type:</b> Independent house	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Viareggio
<b>Area:</b> Marco Polo/ Don Bosco	<b>Price:</b> € 360.000
<b>Total Square Meters:</b> 140 square meters	<b>Bedrooms:</b> 3
<b>Bathrooms:</b> 2	<b>Rooms:</b> 6
: 150	: Yes
: 640 meters	

## Features

Closet	Shower	Wooden Window Frames
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			





















