

## Indipendent house for Sale to Viareggio Area: Torre del Lago Puccini



### **238 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 6**

Elegant Renovated Townhouse with Private Garden and Garage, a Stone's Throw from the Lake and the Sea convertible into two living situations with independent entrance within a single unit

In the heart of the charming hamlet of Torre del Lago Puccini, we offer for sale a refined, completely renovated townhouse, in excellent condition and ready to move into. The property is on three levels and is ideal both as a first home and as a summer residence, .

#### Main features:

- Three-level apartment:
- Ground floor: independent entrance, stairwell and convenient storage room, as well as a spacious garage of approximately 60 m2, where a second housing unit can be created
- First floor: large bright living room with fantastic fireplace, eat-in kitchen with closed veranda perfect for lunches in any season, a double bedroom, bathroom with window with laundry area and wardrobe room.
- Second attic floor: two rooms ideal as bedrooms or study and an additional bathroom.
- Exclusive appurtenances:
- Covered porch with driveway access
- Internal courtyard of approximately 70 m2, perfect for moments of relaxation outdoors or for hosting friends and family.

Asking price: €395,000

Why choose this house in Torre del Lago Puccini?

Located just a few minutes from the famous Lake Massaciuccoli and the beach of Marina di Torre del Lago, the area is known for its peaceful atmosphere, immersed in nature and culture. The famous Open Air Theatre dedicated to Giacomo Puccini, home of the prestigious Puccini Festival, is within walking distance.

The location is strategic: less than 15 minutes from Viareggio, 20 minutes from Pisa and well connected by highways and public transport. Ideal for those looking for a relaxed life, with all the amenities nearby and the beauty of the Migliarino-San Rossore natural park as a backdrop.

Contact us now to arrange a visit and discover for yourself the charm of this unique home!

Ref. T422

[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

## Property details

<b>Code:</b> T422	<b>Reason:</b> Sale
<b>Type:</b> Independent house	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Viareggio
<b>Area:</b> Torre del Lago Puccini	<b>Price:</b> € 395.000
<b>Total Square Meters:</b> 238 square meters	<b>Bedrooms:</b> 4
<b>Bathrooms:</b> 2	<b>Rooms:</b> 6
<b>:</b> 25	<b>:</b> 2
<b>:</b> Yes	<b>:</b> 2.400 meters

## Features

Terrace	Tv Antenna: Autonomous	Tv SAT: Autonomous
Closet	ADSL Coverage	Fireplace
Air-Conditioned	Telephone System	Wiring: By Law
Shower		

## 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			











