

Apartment for Sale to Viareggio Area: Marco Polo/ Don Bosco



40 square meters | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2

TWO-ROOM APARTMENT WITH PRIVATE COURTYARD IN VIAREGGIO [] DON BOSCO AREA [] A FEW STEPS FROM THE SEA AND THE PINE FOREST

In one of the most sought after and quiet areas of Viareggio, just 50 meters from the Pineta di Ponente and 550 meters from the sea and the renowned Passeggiata, we offer for sale a delightful two-room apartment with private courtyard, ideal for living all year round or as a comfortable holiday home.

The property is located in the Don Bosco district, known for its residential atmosphere, well served by shops, supermarkets, bars and restaurants, with the greenery of the pine forest and the beach easily reachable on foot or by bicycle.

PROPERTY DESCRIPTION:

Accessing from a large condominium entrance, you reach a shared courtyard where you can conveniently park your bicycles. From here you enter the private courtyard, perfect for outdoor lunches and dinners, the real strong point of the property.

> Agenzia Immobiliare Leonardo Corso Garibaldi, 170 - Viareggio (LU) - Phone number 0584961129 - Fax info@immobiliare-leonardo.it - https://www.immobiliare-leonardo.it V.A.T. 02560470466



Disengagement

- Large double bedroom
- Bathroom with shower (no window)
- Storage room with sink, washing machine and boiler

TECHNICAL FEATURES: Total cadastral area: 40 m2 (excluding open areas: 39 m2) Autonomous methane heating with radiators Hot/cold air conditioning Wooden and glass window frames, wooden shutters Good general condition

Land registry income: €448.54 Cadastral value (with first home concessions): approximately €52,000 Land registry value (without concessions): approximately €57,000

A perfect solution for those seeking tranquility and comfort in one of the most popular neighborhoods of Viareggio, a stone's throw from the sea and greenery.

Ref. AG379

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

Code: AG379	Reason: Sale
Type: Apartment	Region: Toscana
Province: Lucca	Municipality: Viareggio
Area: Marco Polo/ Don Bosco	Price : € 180.000
Total Square Meters: 40 square meters	Bedrooms: 1
Bathrooms: 1	Rooms: 2
: 28	: Yes



: 550 meters

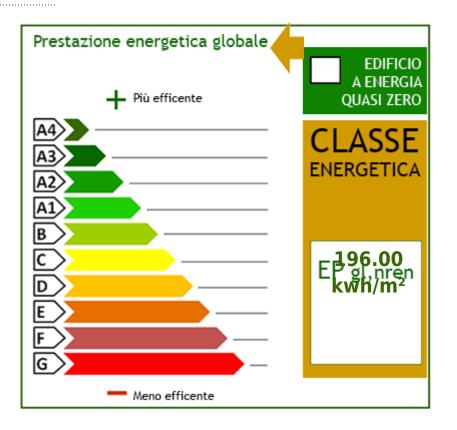
Features

Wiring: By Law Safe-Deposit Box	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			

Municipal Offices



















Agenzia Immobiliare Leonardo Corso Garibaldi, 170 - Viareggio (LU) - Phone number 0584961129 - Fax info@immobiliare-leonardo.it - https://www.immobiliare-leonardo.it V.A.T. 02560470466









Agenzia Immobiliare Leonardo Corso Garibaldi, 170 - Viareggio (LU) - Phone number 0584961129 - Fax info@immobiliare-leonardo.it - https://www.immobiliare-leonardo.it V.A.T. 02560470466