

## 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.

Through large French windows, you have direct access to all the rooms of the house:

- Bright living area with open kitchen

- ☐ 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](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

**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

Tv Antenna: Autonomous

Tv SAT: Autonomous

Air-Conditioned

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







