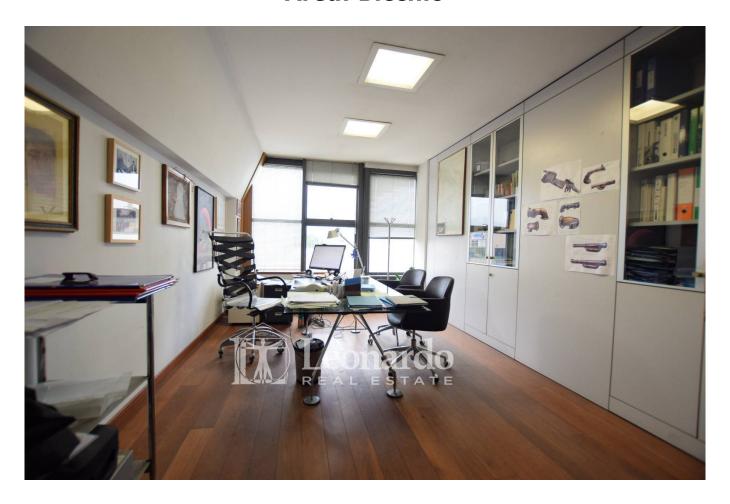


# Office for Sale to Viareggio Area: Bicchio



### 220 square meters | Bathrooms: 2 | Rooms: 9

Splendid office Viareggio industrial area Bicchio via Scirocco

We offer for sale in Exclusive, in the residential area of Bicchio in Viareggio, an office of 220 square meters in total, located on the top floor of a recently built building with independent access in the best commercial area.

The property is in excellent condition, ready to be used.

Equipped with a lift and therefore free of architectural barriers, the office is equipped with two bathrooms with shower and is composed of 9 large and bright rooms with removable walls and therefore easily modifiable according to space and work needs.

Air conditioning and central vacuum cleaner to ensure maximum comfort during use.

The frames and windows are double, ensuring acoustic and thermal insulation.



The presence of an alarm system makes the property even safer and more protected.

The office is sold furnished, which makes it even more attractive for those looking for a ready-to-use solution.

The south-west exposure guarantees a pleasant brightness during the day, while the independent electric air heating ensures a comfortable environment even in the coldest periods as well as the summer air conditioning.

With only one floor in total, this office is ideal for those looking for a modern, functional and prestigious work environment.

Ref. ES575 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: ES575                            | Reason: Sale             |
|--|--------------------------|
| Type: Office                           | Region: Toscana          |
| Province: Lucca                        | Municipality: Viareggio  |
| Area: Bicchio                          | <b>Price</b> : € 330.000 |
| Total Square Meters: 220 square meters | Bathrooms: 2             |
| Rooms: 9                               | : 31                     |
| : Yes                                  | : Yes                    |
| : Yes                                  | : 2006                   |
| : Yes                                  | : 2.600 meters           |

#### **Features**

| Closet          | ADSL Coverage | Fastweb Coverage |
|-----------------|---------------|------------------|
| Air-Conditioned | Parquet       | Telephone System |
| Wiring: By Law  | Shower        | 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** 

