

## Apartment for Sale to Viareggio Area: Terminetto



**90 square meters | Bathrooms: 2 | Bedrooms: 2 | Rooms: 6**

Elegance and Comfort in Viareggio □ Terminetto Area.

Exclusive

Ground floor with garden courtyard

In one of the quietest and most residential areas of Viareggio, in the sought-after Terminetto area, we offer for sale a refined 90 m2 apartment finely renovated with care, elegance and with the ability to enhance the space through the choice of colors and finishes. The property is located on the ground floor of a condominium building spread over three levels.

The house opens onto a welcoming entrance-hallway, which leads to a bright living area consisting of an elegant living room and a kitchen separated by a splendid glass door but connected to the living room. The living area is directly connected to the fresh garden. The sleeping area includes two large bedrooms, one with a private bathroom and a second modern bathroom with quality finishes as well as a closet.

To further enhance the property, a large appurtenant courtyard of about 80 square meters, arranged on two sides of the apartment, perfect for moments of relaxation outdoors, summer lunches and family activities, equipped with water and electricity.

**Equipment and Comfort:**

- ☐ Recently renovated with attention to every detail
- ☐ Double glazed windows for perfect thermal and acoustic insulation
- ☐ Air conditioning system
- ☐ Alarm and video surveillance system
- ☐ Quiet setting, a stone's throw from all the main services

**The Area:**

Terminetto is a residential neighborhood much appreciated for its tranquility and proximity to the center of Viareggio, schools, supermarkets and main connections. A perfect balance between quiet and urban convenience, just a few minutes from the sea and the lively Viareggio promenade.

Asking price: €270,000

An ideal solution for those looking for modern comfort, outdoor spaces and a strategic position.

Perfect as a first home, summer residence or real estate investment.

Contact us for more information or to book a visit.

Unique opportunities like this don't stay on the market for long.

Ref. ES577

[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:** ES577

**Reason:** Sale

**Type:** Apartment

**Region:** Toscana

**Province:** Lucca

**Municipality:** Viareggio

**Area:** Terminetto

**Price:** € 270.000

**Total Square Meters:** 90 square meters

**Bedrooms:** 2

**Bathrooms:** 2

**Rooms:** 6

: 28

: 3

: Yes

: 2022

: € 60

: Yes

: 2.000 meters

## Features

Tv Antenna: Autonomous	Tv SAT: Autonomous	Closet
ADSL Coverage	Fastweb Coverage	Air-Conditioned
Parquet	Telephone System	Wiring: By Law
Sanitary Suspended	Shower	Predisposition for Alarm
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			



















