

## Apartment for Sale to Viareggio Area: Lungomare



**240 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 8**

VIAREGGIO □ SEASIDE PROMENADE

PRESTIGIOUS APARTMENT WITH FRONT SEA VIEW

In the splendid setting of the Viareggio seafront, just steps from the famous pine forest and all the main amenities, Agenzia Leonardo offers for sale a truly prestigious apartment, unique in its location, size, and architectural features.

Located on the second floor of an elegant building with elevator access, the property occupies a prime corner of the building and enjoys an unparalleled panoramic view of the sea, which opens up on multiple sides thanks to its favorable exposure.

Main features:

- Surface area of 240 m2, arranged entirely on a single level and divisible into two units
- Large living room with fireplace and frontal sea view
- Corner living room, also with direct sea view

- ☐ Separate dining area and additional living room
- ☐ Four bedrooms
- ☐ Double services
- ☐ Service veranda

The apartment features an elegant distribution of space, with a clear separation between the living area and the sleeping area, but it needs to be reorganized as a residential space.

Thanks to its size and layout, the property can be divided into two separate residential units, making it ideal as an investment.

The perfect solution for those seeking comfort, elegance, and a unique view, in one of Versilia's most sought-after locations.

Ref. REA507

[www.leonardorealestate.it](http://www.leonardorealestate.it)

Leonardorealestate.it and Leonardoluxury are the two new projects dedicated to luxury properties of the Leonardo group  
Are you interested in evaluating other properties? Do you have a luxury property to offer us?  
Contact us for an appointment with one of our consultants for your personalized marketing plan.

0584961129  
3388594503

Leonardo Real Estate  
Viareggio Corso Garibaldi, 170

The proposed address may be nearby for privacy reasons

## Property details

<b>Code:</b> REA507	<b>Reason:</b> Sale
<b>Type:</b> Apartment	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Viareggio
<b>Area:</b> Lungomare	<b>Price:</b> € 1.600.000
<b>Total Square Meters:</b> 240 square meters	<b>Bedrooms:</b> 4
<b>Bathrooms:</b> 2	<b>Rooms:</b> 8
<b>:</b> 157	<b>:</b> 5
<b>:</b> Yes	<b>:</b> Yes

: 50 meters

## Features

Tv Antenna: Autonomous	Tv SAT: Autonomous	Fastweb Coverage
Air-Conditioned	Parquet	Telephone System
Wiring: By Law	Shower	Predisposition for Alarm
Shutters	Sea View	

## 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			















