

Study/Office for Sale to Viareggio **Area: Centro**



287 square meters | Bathrooms: 4 | Rooms: 15

Studies/offices that can be transformed into a private home or accommodation facility

In the heart of Viareggio, on the renowned Via Battisti, 450 meters from the sea, 200 from the central market in complete renovation, Agenzia Immobiliare Leonardo offers exclusively this property built on two floors above ground, complete with a small internal courtyard and two balconies on the first floor.

The entire building is currently used for management purposes, specifically as a medical clinic, but it allows for various transformation solutions thanks also to the internal lift already present.

- 1) Civil housing restoration of a civil housing unit or construction of an apartment on the first floor, with private garage and an office use on the ground floor
 - 2) Two-level accommodation facility with 7 large and bright rooms equipped with private bathrooms for each room, ensuring maximum comfort for guests
- Ground floor entrance with reception for welcome and breakfast area

Ground Floor □ total gross surface area = 132.00 m²
 internal courtyard 9.60 m²

First Floor □ total gross surface area = 148.00 m²

Ref. ES584

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: ES584	Reason: Sale
Type: Study/Office	Region: Toscana
Province: Lucca	Municipality: Viareggio
Area: Centro	Price: € 550.000
Total Square Meters: 287 square meters	Bathrooms: 4
Rooms: 15	: 280 square meters
: Yes	

Features

Air-Conditioned	ADSL Coverage	Fastweb Coverage
Alarm	Bath: By Law	

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			









