

Apartment for Sale to Viareggio Area: Marco Polo/ Don Bosco



67 square meters | Bathrooms: 1 | Bedrooms: 1 | Rooms: 3

Three-room apartment in Viareggio □ Don Bosco area

550 meters from the sea, 50 meters from the Pineta di Ponente Park
67 sq m interior + terrace | 1 bedroom | 1 bathroom | €245,000

In one of the most sought-after areas of Viareggio, a stone's throw from the park and a 5-minute walk from the seaside promenade, we offer an exclusive three-room apartment on the first and top floor of a small building without a lift and with no condominium fees.

Composition

- Entrance onto a large, bright living area overlooking the terrace
- Separate kitchen
- Spacious double bedroom
- Walk-in closet (with roof window, also usable as a study)
- Bathroom with window and bathtub
- L-shaped terrace accessible from the living area

On the ground floor, in the private courtyard, there are:

- ☐ Large storage room/laundry room with sink and boiler
- ☐ Space for bicycles

Characteristics

- ☐ Independent methane heating (radiators)
- ☐ Hot/cold air conditioning in the living room and bedroom
- ☐ Wooden window frames with single glazing, PVC roller shutters
- ☐ No condominium administrator, no fixed costs

Technical data

- ☐ Total cadastral area: 72 m2 (67 m2 excluding open areas)
- ☐ Land registry income: €594.96
- ☐ Cadastral value:
- ☐ with "first home" benefits: approximately €69,000
- ☐ without concessions: approximately €75,000

Ideal for:

- ☐ Those looking for a second home by the sea without fixed costs
- ☐ Those who want to live near the pine forest and the beach, in a quiet and well-served area

Ref. AG385

www.immobiliare-leonardo.it

Do you want more information?

Want to evaluate other real estate offers?

Do you need to sell your property?

Contact us at 0584961129 / 3756339708

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: AG385

Reason: Sale

Type: Apartment

Region: Toscana

Province: Lucca

Municipality: Viareggio

Area: Marco Polo/ Don Bosco

Price: € 245.000

Total Square Meters: 67 square meters

Bedrooms: 1

Bathrooms: 1

Rooms: 3

: 150

: 3

: Yes

: 550 meters

Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

Wiring: By Law

Shower

Wooden Window Frames

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





