

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



### **80 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4**

Apartment for sale - EXCELLENT INVESTMENT - Marco Polo, Viareggio - €210,000 - 80 sq m - Second floor (no elevator) - Parking space.

(REF. MP426)

In one of Viareggio's most sought-after areas, just 850 meters from the beach, Agenzia Immobiliare Leonardo offers a new-to-the-market 80 sq m apartment with three sides and two bedrooms, a study or a third bedroom, located in a recently renovated and well-maintained condominium. The property is located on the second floor (without an elevator) and comes with an internal parking space. The property extends over 80 square meters with well-distributed spaces, featuring 1980s finishes and a bright and airy atmosphere thanks to the exposure on three sides with comfortable balconies.

The apartment for sale comprises: an entrance hall leading to the living area with a separate kitchen (which can easily be converted into an open-plan space), a living room, and a covered balcony connecting the two areas. A convenient hallway perfectly separates the two spaces, leading to the sleeping area. The bathroom with a window and bathtub, a utility room that can be used as a study or a third bedroom, and offers the possibility of creating a second bathroom, complete the property. A double bedroom with a balcony and a further medium-sized bedroom also share a balcony complete the property.

The property includes a rare indoor parking space in a shared area. Condominium fees include water.

The Marco Polo neighborhood is one of Viareggio's most beloved: residential and full of amenities, with shops, schools, supermarkets, and green spaces within easy reach. It's ideal as a primary residence or as an investment for vacation rentals or a beach house.

An opportunity that combines a strategic location 400 meters from the pine forest and 850 from the seafront, comfort with the possibility of customization and unique brightness.

Contact us for a viewing: this house deserves to be lived in!

Ref. MP438

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 / +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

<b>Code:</b> MP438	<b>Reason:</b> Sale
<b>Type:</b> Apartment	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Viareggio
<b>Area:</b> Marco Polo/ Don Bosco	<b>Price:</b> € 210.000 negotiable
<b>Total Square Meters:</b> 80 square meters	<b>Bedrooms:</b> 2
<b>Bathrooms:</b> 1	<b>Rooms:</b> 4
: 157	: 3
: 1980	: € 100
: Yes	: 850 meters

## Features

Terrace	Tv Antenna: Autonomous	Porch
Tv SAT: Autonomous	ADSL Coverage	Fastweb Coverage
Telephone System	Wiring: By Law	Wooden Window Frames
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			









