

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



**65 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3**

VIAREGGIO □ Ex-Magistrates' Court / Marco Polo Area

EXCLUSIVE □ Apartment with parking space, 1 km from the sea

Asking price: €230,000

Leonardo Real Estate offers an exclusive housing opportunity in the former Courthouse area of Viareggio, a stone's throw from Città Giardino and just 1,000 metres from the sea.

Located on the second floor (with elevator) of a recently renovated building, this bright apartment is the ideal solution for those looking for a holiday home, ready to move into and without worries.

The property is composed of:

- Living area with lounge and sofa bed
- Separate kitchenette
- Double bedroom
- Double room with two single beds
- Bathroom with window
- Closet

The living area opens onto a comfortable balcony of approximately 6 m2, perfect for relaxing outdoors.

Included in the property:

- ☐ Private and assigned parking space within the condominium area, accessible only to residents via an automatic barrier.
- ☐ Fully furnished, included in the price.
- ☐ New condensing boiler, installed in 2023.

The strategic location allows you to reach the sea in just a few minutes on foot or by bike, leaving your car behind and enjoying a peaceful holiday.

Contact us today for more information or to schedule a visit.

Leonardo Real Estate ☐ Your home in Viareggio, with reliability and professionalism.

Ref. ES588

[www.immobiliare-leonardo.it](http://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

<b>Code:</b> ES588	<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> € 230.000
<b>Total Square Meters:</b> 65 square meters	<b>Bedrooms:</b> 2
<b>Bathrooms:</b> 1	<b>Rooms:</b> 3
: 157	: 5
: Yes	: Yes
: 1.300 meters	

## Features

Tv Antenna: Autonomous	Tv SAT: Autonomous	ADSL Coverage
Wiring: By Law	Shower	Predisposition for Alarm

## 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			















