

Indipendent house for Sale to Viareggio Area: Campo d'aviazione



110 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

VIAREGGIO □ FORMER AIRFIELD

The charm of the 60s with the comfort of today

In a quiet and well-connected residential area, Immobiliare Leonardo offers an exclusive late 1960s terraced house on two levels, with a private courtyard of approximately 20 square meters, ideal for outdoor lunches and dinners.

Position

Upstream from Via Nicola Pisano, in an orderly setting and with a shared pace.

Ground floor

The entrance leads to the right into a bright living room and eat-in kitchen with direct access to the internal courtyard. Also on this floor are a guest bathroom and a convenient understairs storage closet.

First floor

The sleeping area includes a large hallway, double bedroom with balcony, medium bedroom, single bedroom and main bathroom.

The property includes an attic accessible via a hatch with a retractable ladder.

Technical details

- ☐ Cadastral area: 127 m2 (110 m2 excluding open areas)
- ☐ Autonomous methane heating with radiators
- ☐ Wooden and single glass window frames, PVC roller shutters
- ☐ Systems to be modernized and not certified

Why choose it

Ready to move into immediately, it offers ample space and extensive customization options. The private courtyard and layout ensure comfort and privacy, while the location offers tranquility and convenient access to amenities.

Cadastral value

- ☐ With first home benefits: approximately €84,000 (registration tax 2%)
- ☐ Without tax breaks: approximately €92,000 (registration tax 9%)

Leonardo Real Estate ☐ Your Home in Versilia

Ref. AG388

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

Code: AG388	Reason: Sale
Type: Independent house	Region: Toscana
Province: Lucca	Municipality: Viareggio
Area: Campo d'aviazione	Price: € 239.000
Total Square Meters: 110 square meters	Bedrooms: 3
Bathrooms: 2	Rooms: 5
: 23	: 2
: Yes	: 2.000 meters

Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

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













