

Apartment for Sale to Viareggio Area: Lungomare



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

Apartment with courtyard in Viareggio □ Royal area, seaside street.

95 sq m □ already divided into two residential units □ excellent investment

Just steps from Viareggio's renowned promenade, we offer for sale a 95 m² apartment on the ground floor of an elegant condominium. The property is ideal both as a residence and as an investment, thanks to the division into two apartments, perfect for renting or for accommodating two families.

Main features:

- Commercial area: 95 m²
- Composition: living room with kitchenette, 2 double bedrooms, study, two bathrooms
- Property condition: excellent, ready to move into
- Independent entrance and private external courtyard
- Heating: heat pump and natural gas
- Accessibility: ground floor also suitable for people with reduced mobility

The exclusive courtyard makes the property even more versatile, ideal for moments of relaxation or as an added value for a tourist rental.

Thanks to its strategic location in a quiet but central area, close to the sea and all services the property guarantees a safe and high-yield investment in the heart of Viareggio.

Contact us now for more information and to schedule a viewing!

Ref. V446

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: V446

Reason: Sale

Type: Apartment

Region: Toscana

Province: Lucca

Municipality: Viareggio

Area: Lungomare

Price: € 430.000

Total Square Meters: 95 square meters

Bedrooms: 3

Bathrooms: 2

Rooms: 5

: 28

: 4

: Yes

: Yes

: 50 meters

Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

Predisposition for Alarm

Safe-Deposit Box

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









