

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: € 450.000
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			









