

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



**95 square meters | Bathrooms: 2 | Bedrooms: 2 | Rooms: 6**

Townhouse with private garden □ Former Tabarracci Hospital Area, Viareggio

Just steps from the Pineta di Ponente and a short distance from the sea, we offer for sale a semi-detached two-level townhouse in excellent condition. The property is located on a quiet street, within a small development of just three units with no condominium fees.

### Main features

- Furnished (excluding personal effects)
- Independent entrance via security door
- Corner location, with good exposure
- Private courtyard shared with the other two units
- Private front garden, perfect for parking multiple bicycles
- Exclusive outdoor space at the rear, ideal as a laundry or service area

### Internal distribution

### Ground floor

- ☐ Entrance to large living area with fireplace and open stairwell
- ☐ Hallway with built-in wardrobe/storage room
- ☐ Medium-sized room, also suitable as a double bed
- ☐ Service bathroom with window and bidet
- ☐ Eat-in kitchen with adjoining dining room and direct access to the external laundry area

#### First floor

- ☐ Disengagement
- ☐ Main bathroom with window and large shower cubicle
- ☐ Double bedroom with large built-in wardrobe

#### Equipment and finishes

- ☐ Independent methane heating with new boiler
- ☐ Hot/cold air conditioning in the rooms
- ☐ Parquet on the upper floor
- ☐ Wooden window frames with double glazing and security grilles on all windows
- ☐ Working electrical system (not certified)

#### The area

The property is located in the former Tabarracci Hospital area, one of the most sought-after and well-served areas of Viareggio. Just two blocks away is the Pineta di Ponente, the city's green heart with bike paths, playgrounds, bars, and pedestrian walkways. The sea and the promenade are easily accessible, as are shops, supermarkets, schools, and all major amenities. An ideal location whether as a primary residence, vacation home, or investment opportunity.

#### Additional Information

- ☐ Price negotiable
- ☐ Quiet setting with no administration costs

Ref, AG393

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

Do you want more information?

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Do you need to sell your property?

Contact us at 0584961129

Or come and visit us at our Viareggio office at Via Cavallotti 40

The proposed address may be nearby for privacy reasons

## Property details

**Code:** AG393

**Reason:** Sale

**Type:** Independent house

**Region:** Toscana

**Province:** Lucca

**Municipality:** Viareggio

**Area:** Marco Polo/ Don Bosco

**Price:** € 320.000

**Total Square Meters:** 95 square meters

**Bedrooms:** 2

**Bathrooms:** 2

**Rooms:** 6

: 23

: 2

: Yes

## Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Fireplace

Parquet

Telephone System

Wiring: By Law

Shower

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









