

## Apartment for Sale to Viareggio Area: Darsena



**80 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5**

Detached apartment to be renovated with private courtyard □ Viareggio, Darsena

REF: D449 - Strategically located in the Darsena area of Viareggio, Agenzia Immobiliare Leonardo offers for sale this independent ground floor apartment of approximately 60 m<sup>2</sup> with a private courtyard and independent access and a 19 m<sup>2</sup> storeroom (category C1).

The property is part of a small 1960s building consisting of only 3 units and is in need of complete renovation, offering ample scope for customization.

Internal composition:

- Entrance to living area
- Kitchen with access to the courtyard
- Stay
- Bath
- Possibility of two large double bedrooms

Exterior:

The private courtyard has direct access from the street, ideal for parking bicycles and motorcycles and as a livable space for outdoor lunches and dinners.

#### The Position:

La Darsena is an ideal choice for those who want to live permanently near the sea, just steps from the promenade, or for those looking for a holiday home or an investment in a highly sought-after area.

Just a few minutes' walk from the sea and beaches, close to the marina and shipyards, the heart of Viareggio's nautical scene, with all amenities within easy reach: supermarkets, shops, schools, bars, and traditional restaurants. It represents a sound investment, both as a primary residence and as an income-generating property.

REF: D449

[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

**Code:** D449

**Reason:** Sale

**Type:** Apartment

**Region:** Toscana

**Province:** Lucca

**Municipality:** Viareggio

**Area:** Darsena

**Price:** € 250.000

**Total Square Meters:** 80 square meters

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 5

: 28

: 2

: Yes

: 1960

: Yes

## Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Fastweb Coverage

Wiring: By Law

Shower

Wooden Window Frames

## Nearby

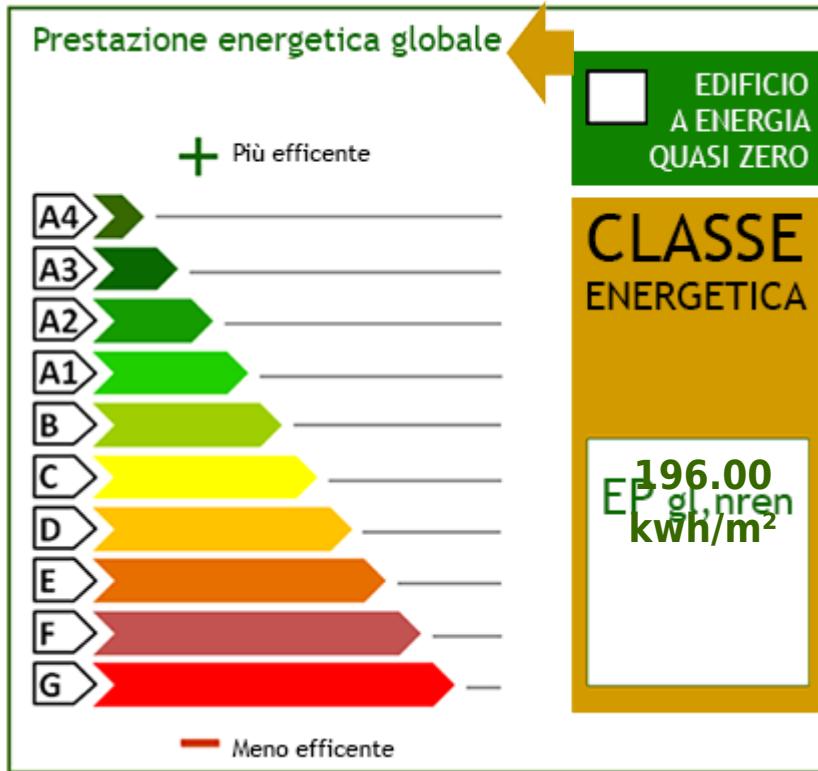
Gyms

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			





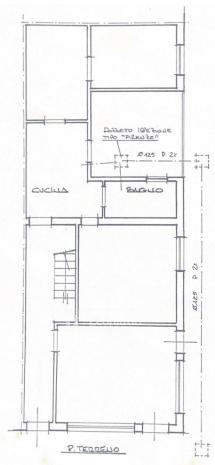




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