

## 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 m2 with a private courtyard and independent access and a 19 m2 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)

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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

<b>Code:</b> D449	<b>Reason:</b> Sale
<b>Type:</b> Apartment	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Viareggio
<b>Area:</b> Darsena	<b>Price:</b> € 250.000
<b>Total Square Meters:</b> 80 square meters	<b>Bedrooms:</b> 2
<b>Bathrooms:</b> 1	<b>Rooms:</b> 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
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Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			













