

## Apartment for Sale to Viareggio Area: Centro



### **220 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 10**

Detached house with terrace in the centre of Viareggio,  
This splendid detached house is for sale on the most beautiful street in the city center, in a strategic and convenient location.

This property offers an excellent opportunity for those looking for a spacious, comfortable home equipped with every comfort.  
The building, built in 1980, is in excellent condition and offers a total of almost 200 m<sup>2</sup> of floor space and another 180 m<sup>2</sup> of terrace.

This apartment, enhanced by a construction design study that has increased its brightness and value, is perfect for accommodating a large family.

- Featuring 4 bedrooms, two of which are in a very private area and each with a private bathroom
- Two bathrooms, both with windows
- 4 balconies
- Huge splendid private terrace overlooking the house of 180 m<sup>2</sup>

After parking our car in the private parking space in front of the house, we access the property through a private entrance on the ground floor, where bicycles and clothes can be conveniently stored thanks to the wardrobe and bike storage area.

The private internal marble staircase leads to the first floor, where the residence unfolds. A large double living room with four windows, a living room, and a dining area, complemented by two balconies, is the focal point. From here, the second dining room and the eat-in kitchen with another balcony and pantry complete the living area.

A large corridor leads us to the sleeping area which comfortably accommodates three double bedrooms, a medium-sized bedroom, two bathrooms with windows and another balcony.

On the upper floor, connected by the same comfortable and easy marble staircase, is the terrace.

A unique space in Viareggio, 180 square meters of light and room to customize.

The central heating, with heat meter, is powered by methane, ensuring excellent energy efficiency and low costs.

The double-glazed, well-insulated windows and frames ensure excellent soundproofing and a comfortable climate inside the home.

Furthermore, the property is partially furnished, allowing you to customize the spaces to your liking.

The north-southeast orientation ensures excellent natural light throughout the day, making the rooms even more welcoming and comfortable.

The property has 2 uncovered parking spaces, which ensure convenient parking for all the cars of the house's inhabitants.

In short, this detached house for sale in Viareggio is ideal for those who want to live in a central, convenient, and well-served area, without sacrificing spaciousness and comfort.

Thanks to its features, it represents an ideal housing solution for families seeking maximum comfort and quality of life.

Ref. ES593

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

Want more information? Want to evaluate other real estate offers? 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:** ES593

**Reason:** Sale

**Type:** Apartment

**Region:** Toscana

**Province:** Lucca

**Municipality:** Viareggio

**Area:** Centro

**Price:** € 495.000

**Total Square Meters:** 220 square meters

**Bedrooms:** 4

**Bathrooms:** 2

**Rooms:** 10

: 23

: 2

: 1980

: € 100

: Yes

: 800 meters

## Features

Tv Antenna: Autonomous

Tv SAT: Condominium

Closet

Telephone System

Shower

Safe-Deposit Box

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

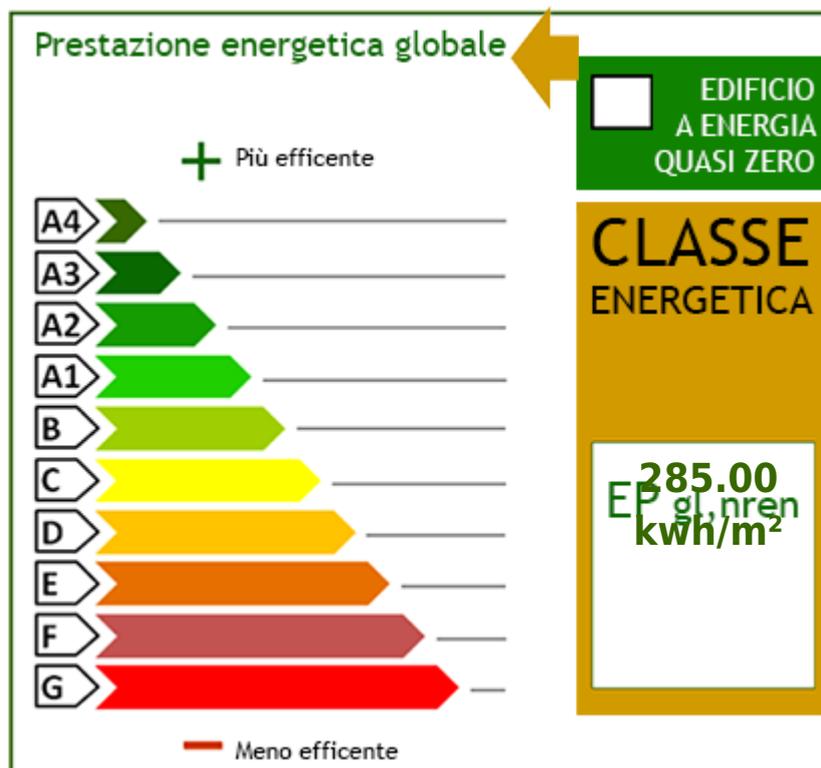
High Schools

Cafe

Post Offices

Shopping Centers

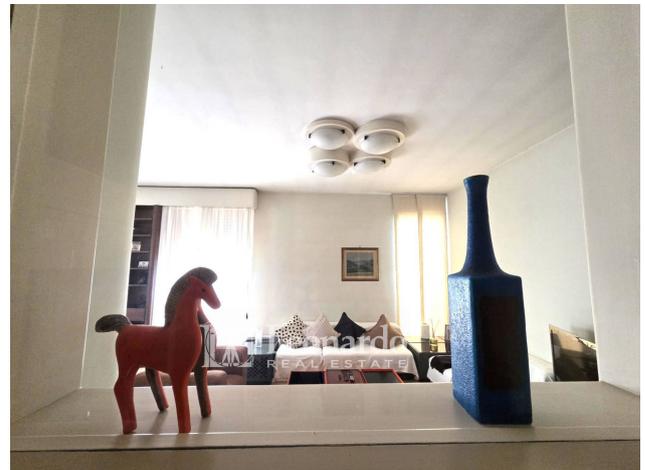
Municipal Offices











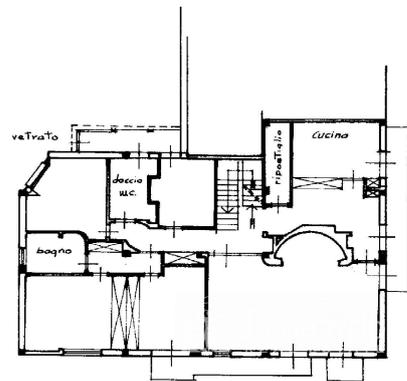
**CASA INDIPENDENTE  
CON TERRAZZA  
VIAREGGIO CENTRO**

- finiture di pregio
- 4 camere 2 bagni
- terrazza di 180 mq
- 200 mq
- 2 posti auto

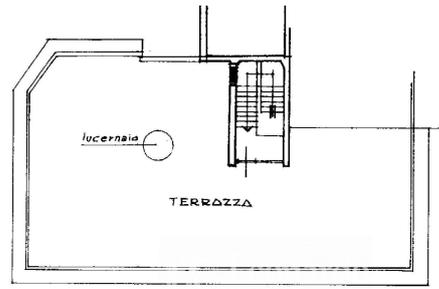
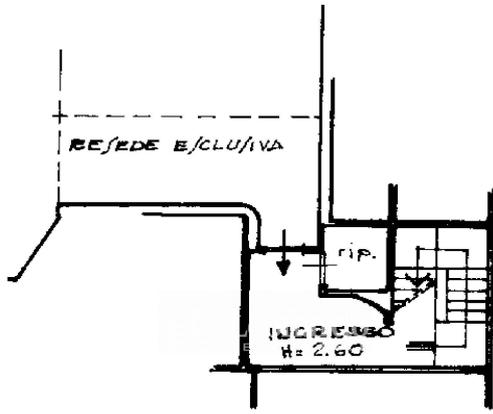
**Euro 495.000**

**Rif. ES593**

Classe energetica G 225.7 kWh/mq anno



PIANO PRIMO (H=3.00)



PIANO SECONDO