

## Indipendent house for Sale to Viareggio Area: Centro



**165 square meters | Bathrooms: 4 | Bedrooms: 4 | Rooms: 7**

Prestigious Viareggio villa for sale in the center of Viareggio, 300 meters from the sea.

REF: ES594 - Just 300 meters from the sea, in the heart of Viareggio, Agenzia Immobiliare Leonardo offers an EXCLUSIVE offer on a refined detached VIAREGGINA villa, completely renovated in the early 2000s with quality materials and great attention to comfort. An elegant and welcoming home, combining the classic charm of Viareggio's homes with the modern pleasures of quality living. Internally, it is laid out as follows:

### Ground Floor □ Elegance and Conviviality

The entrance welcomes you into a spacious living room, adorned with white marble floors and perfectly arranged open spaces. Further along, we arrive at the dining area and kitchen, designed for elegant everyday living, both offering access to the courtyard. A guest bathroom completes the living area.

The living area leads to a private, well-kept tiled courtyard, ideal for outdoor lunches and dinners or simply for relaxing in peace. Inside the courtyard there is an outbuilding currently consisting of two rooms used as a storage room, walk-in closet and laundry room, a rare plus for a home in the city center.

### First Floor □ Comfort and style in the sleeping area

Going upstairs you reach the sleeping area, finished with fine parquet flooring that gives the rooms warmth and charm.

The provision includes:

- The master bedroom with private bathroom with Jacuzzi and walk-in closet,
- a second double bedroom
- a single room
- a third bathroom, serving the floor, with shower.

All the rooms are distributed along a comfortable corridor and are designed with attention to the smallest details, with custom-made furnishings.

#### Attic Floor Privacy and Versatility

On the top floor, an attic but very livable space, there is a fourth room currently used as a bedroom, complete with private bathroom: a perfect space for guests or as a private area.

#### Tavern The convivial soul of the house

The real added value is found in the basement, a uniquely elegant, completely renovated tavern that houses a large living room with a fireplace, a spacious kitchen with a second fireplace, and a functional storage room.

A refined and welcoming atmosphere, ideal for family dinners, convivial gatherings, or moments of relaxation.

#### Features and finishes

- Surface area: 165 m<sup>2</sup>
- 4 bedrooms
- 4 bathrooms
- Tavern equipped with living room, fireplace and kitchen
- Private tiled courtyard with outbuilding
- White marble in the living area
- Fine parquet in the sleeping area
- Renovation carried out in the early 2000s

#### Authentic elegance in the heart of Viareggio

This Viareggio villa represents a rare opportunity for those seeking a prestigious, independent residence, just steps from the sea but in a quiet, well-served area.

Perfect for those seeking space, elegance, and comfort, in a home where every detail exudes style and quality.

REF: ES594

[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

Or come and visit us at our Viareggio office in Corso Garibaldi 170

## Property details

**Code:** ES594

**Reason:** Sale

**Type:** Indipendent house

**Region:** Toscana

**Province:** Lucca

**Area:** Centro

**Total Square Meters:** 165 square meters

**Bathrooms:** 4

: 25

: 2002

: 300 meters

**Municipality:** Viareggio

**Price:** € 650.000

**Bedrooms:** 4

**Rooms:** 7

: 3

: Yes

## Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Jacuzzi

Shower

Aluminum Frames

Predisposition for Alarm

Safe-Deposit Box

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

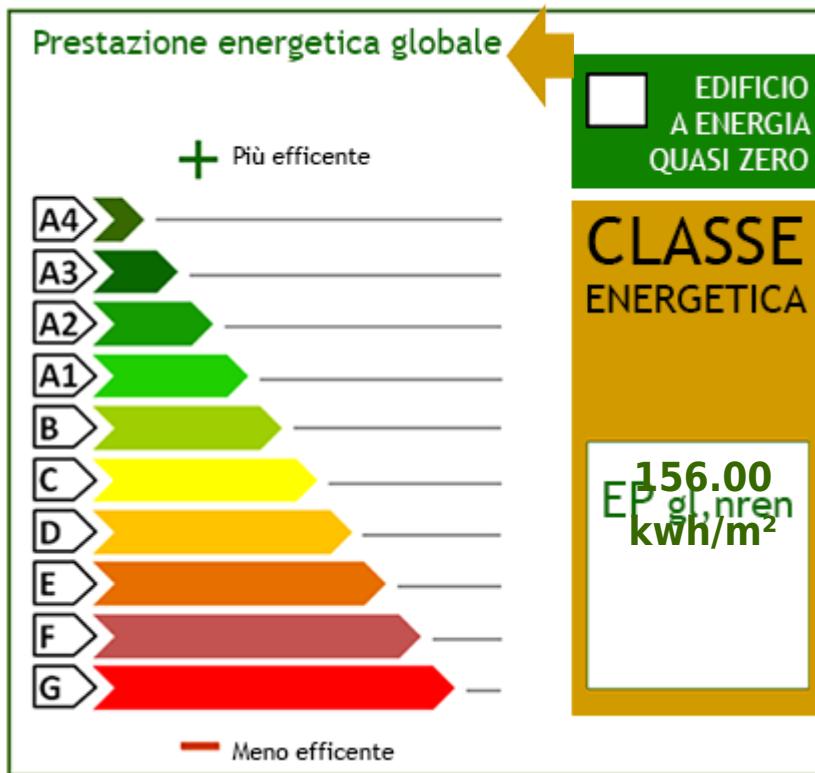
High Schools

Cafe

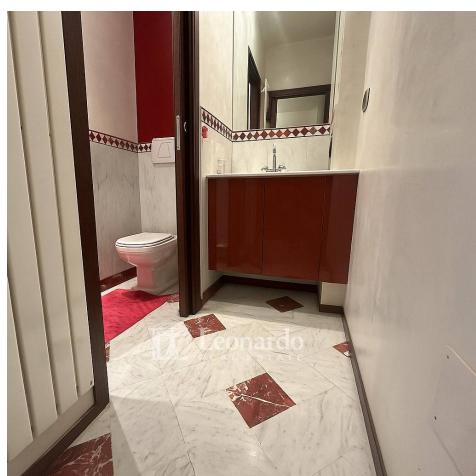
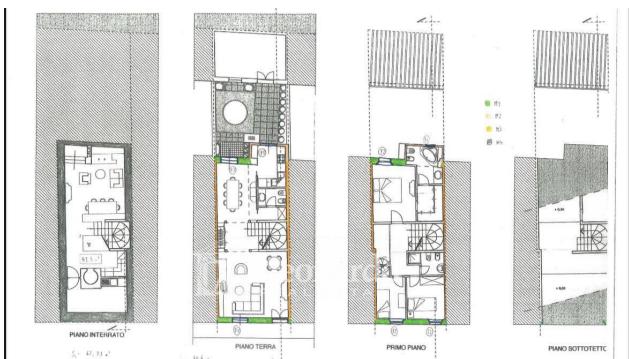
Post Offices

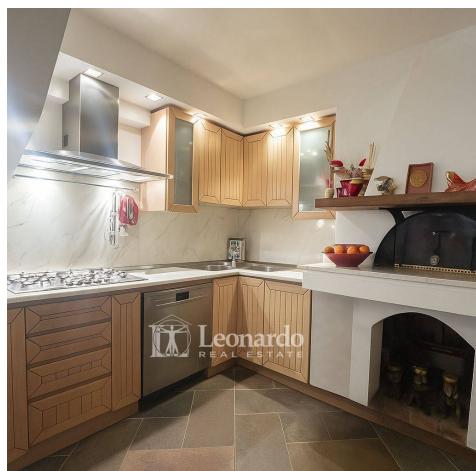
Shopping Centers

Municipal Offices



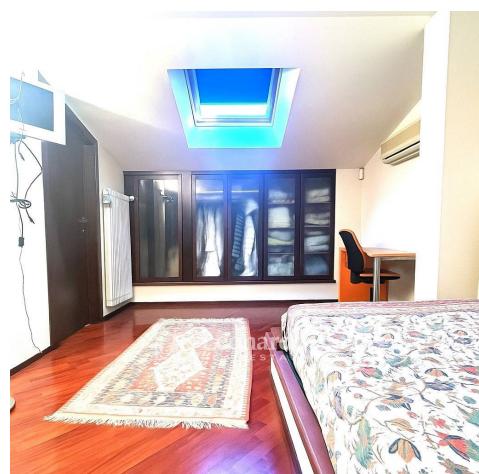












A photograph of a house interior. The main room is a living room with a white sofa, a red armchair, and a coffee table. There are bookshelves and a television. Three circular inset images show a kitchen, a dining area, and a bedroom. A speech bubble in the bottom right corner says "Euro 650.000".

Classe energetica G 223.7  
kWh/mq anno

**ELEGANTE CASA  
INDIPENDENTE  
VIAREGGIO CENTRO**

Rif. ES594

- Finiture di pregio
- 4 camere
- 4 bagni
- 165 mq
- 300 mt dal mare