

Apartment for Sale to Viareggio Area: Migliarina



97 square meters | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5

Renovated apartment for sale in Viareggio's Migliarina area, featuring an open-plan living area, two bedrooms, a walk-in closet, and two bathrooms.

REF: M459 - Leonardo Real Estate Agency offers this exclusive new apartment for sale, perfectly renovated starting with the systems in 2023, located on the first floor of an elegant and well-maintained condominium building, whose external facades were completely renovated in 2022 in the Migliarina district of Viareggio.

The internal spaces, designed to ensure maximum comfort, are organised as follows:

The entrance hallway features a practical closet/wardrobe, perfect for coats and everyday items. The living area opens onto a spacious and beautiful, modern and welcoming open-plan living room with an open-plan kitchen featuring a convenient island. It also features two covered balconies, the first accessible from the kitchen, while the second, accessible from the living room, is used as a convenient laundry area.

From the dedicated hallway, the sleeping area includes a bathroom with window and shower, a walk-in closet or study, a medium-sized, bright and versatile bedroom and finally, the master bedroom with an en-suite bathroom with shower and a large terrace on two sides.

Renovated in 2023. New systems. Condensing boiler in 2024. Air conditioning in the living and sleeping areas. Veranda balconies and a comfortable terrace. Two bedrooms + walk-in closet. Two bathrooms. Open-plan living room. Facades renovated in 2022.

A modern, turnkey apartment, meticulously maintained and ready to move into, ideal as a first home, holiday home, or investment.

The Migliarina district is one of the most popular neighborhoods in Viareggio:

- quiet and residential with free parking
- full of services, shops, supermarkets, bars and schools within walking distance
- well connected by public transport and cycle paths
- conveniently located for reaching the sea, the city centre and the train station

A perfect setting for families, professionals, and anyone looking for a solution close to everything without sacrificing tranquility.

Contact us for more information or to schedule a visit!

REF: M459

Property details

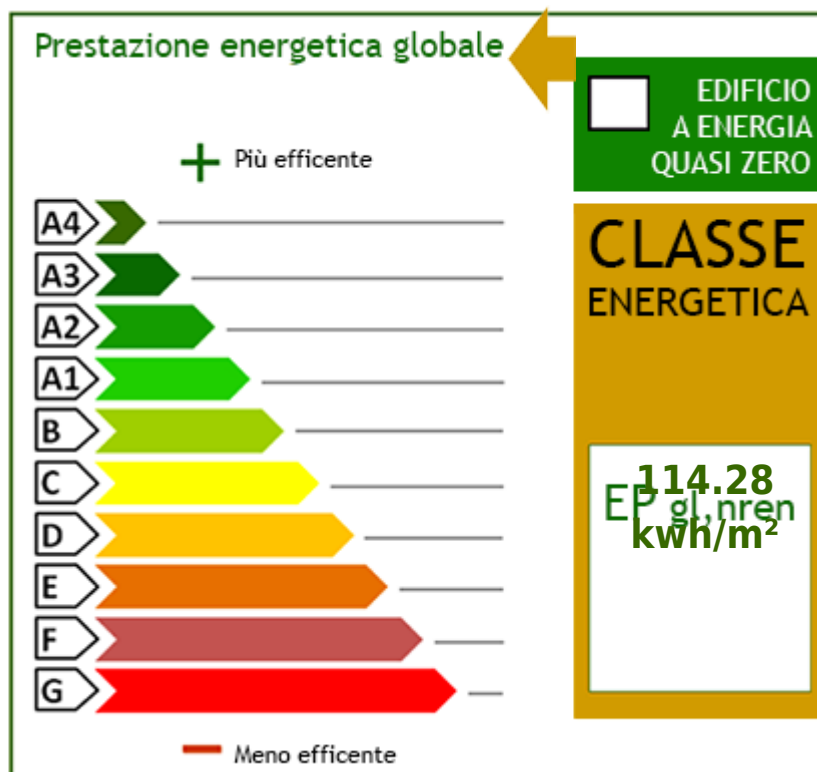
Code: M459	Reason: Sale
Type: Apartment	Region: Toscana
Province: Lucca	Municipality: Viareggio
Area: Migliarina	Price: € 260.000 negotiable
Total Square Meters: 97 square meters	Bedrooms: 2
Bathrooms: 2	Rooms: 5
: 150	: 4
: 2023	: € 60
: Yes	: 1.600 meters

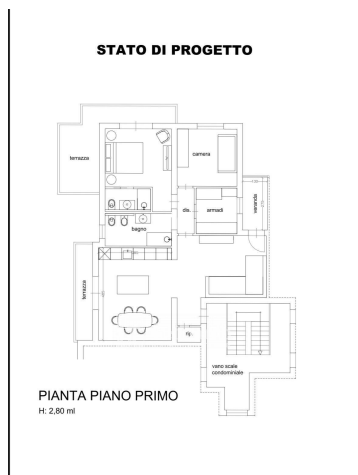
Features

Terrace	Tv Antenna: Autonomous	Porch
Tv SAT: Autonomous	Closet	ADSL Coverage
Fastweb Coverage	Air-Conditioned	Parquet
Telephone System	Wiring: By Law	Shower
Wooden Window Frames		

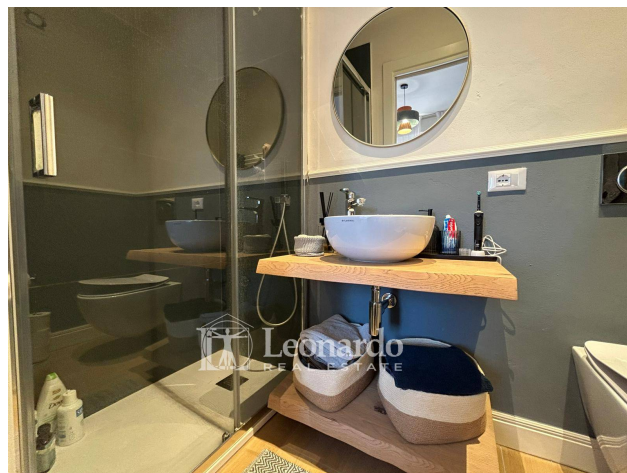
Nearby

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			











STATO DI PROGETTO



PIANTA PIANO PRIMO
H: 2.80 mt

Prestazione energetica globale

