

## Indipendent house for Sale to Viareggio Area: Migliarina



**180 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 10**

Detached villa with a four-sided garden for sale in Viareggio's Migliarina neighborhood. Ideal for two families. Ref. ES598

For those who love total independence and want to design their dream home, this detached villa in the heart of the Migliarina neighborhood is the perfect solution.

Located in a quiet residential area, well-served and a short distance from the center, the house for sale stands out for its large spaces and exceptional brightness.

The villa, approximately 180 square meters, is surrounded by a 300 square meter private garden with driveway for multiple parking spaces and a comfortable tiled porch for your outdoor relaxation.

The property for sale, in need of renovation, offers a versatile layout on two levels: Ground Floor: Independent entrance, large eat-in kitchen overlooking the garden, two large rooms, usable as bedrooms, and a bathroom with window.

First Floor: Accessible from both inside and via a separate external entrance. It comprises a double living room with fireplace, eat-in

kitchen, double bedroom, walk-in closet, bathroom, storage room, and balconies.

The independent double entrance makes this villa a unique solution, perfect for two families (parents/children) or for those looking to combine a home with a professional office. A sound investment in one of Viareggio's most sought-after areas.

Ref. ES598

Independent property, NO condominium

TO BE RENOVATED

Area served

Perfect for two families

Large livable garden with parking spaces

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

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Do you need to sell your property?

Contact us at 0584961129 / +393756339708

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

The proposed address may be nearby for privacy reasons

## Certifications

**Energy Class:**

## Property details

**Code:** ES598

**Reason:** Sale

**Type:** Independent house

**Region:** Toscana

**Province:** Lucca

**Municipality:** Viareggio

**Area:** Migliarina

**Price:** € 350.000 negotiable

**Total Square Meters:** 180 square meters

**Bedrooms:** 4

**Bathrooms:** 2

**Rooms:** 10

: 30

: 2

: Yes

: 2.000 meters

## Features

Tv Antenna: Autonomous

Closet

ADSL Coverage

Fastweb Coverage

Fireplace

Parquet

Telephone System

Shower

Wooden Window Frames

Shutters

## 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

















