

Apartment for Sale to Viareggio Area: Marco Polo/ Don Bosco



160 square meters | Bathrooms: 2 | Bedrooms: 2 | Rooms: 7

Elegant independent apartment located on the first and last floor of an Art Nouveau villa.
Ref. MP465

We offer for sale a unique real estate opportunity, located in the Marco Polo district, one of Viareggio's most elegant and sought-after residential areas, just steps from the pine forest and just 550 meters from the seafront: a charming independent apartment in a refined, authentic Art Nouveau villa. This residence combines the historic charm of Viareggio's architecture with the comfort and functionality of modern spaces, offering a truly prestigious residence.

Interior Spaces: With a total surface area of approximately 160 square meters and 7 bright and well-distributed rooms, the property offers generous and livable spaces.

Distinctive Features:

The apartment is accessed via a spacious courtyard, ideal for parking bicycles and scooters. Once you reach the private entrance door, a charming original marble staircase, which adds a touch of timeless elegance, leads to the first floor.

The living area includes a spacious living room with a balcony, a dining room, a kitchen, and a bathroom. A double bedroom completes

the floor plan.

Upstairs we find a large attic room that houses a double bedroom and bathroom, but the size allows for the creation of 2 bedrooms.

Strategic Location: The quiet and convenient location in Marco Polo, a residential area, ensures proximity to all essential services, the pine forest, and Viareggio's main attractions. The sea is just 550 meters away, while still maintaining the tranquility of a truly prestigious setting.

This independent living solution is perfect for a family looking for space, or for anyone seeking a functional and charming home in one of the most sought-after and characteristic areas of Viareggio.

Ref. MP465

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 / +393756339708

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

The proposed address may be nearby for privacy reasons

Property details

Code: MP465

Reason: Sale

Type: Apartment

Region: Toscana

Province: Lucca

Municipality: Viareggio

Area: Marco Polo/ Don Bosco

Price: € 560.000

Total Square Meters: 160 square meters

Bedrooms: 2

Bathrooms: 2

Rooms: 7

: 30

: 2

: 2023

: Yes

: 550 meters

Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

ADSL Coverage

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

Sanitary Suspended

Shower

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			









