

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



 **Leonardo**  
REAL ESTATE

**158 square meters | Bathrooms: 3 | Bedrooms: 5 | Rooms: 6**

Independent apartment in the Don Bosco area, 250m from the pine forest and 750m from the sea.  
Ref. AG266

The apartment is spread over the first and second floors of the building.

Access is from the street via a courtyard and shared entrance with the ground floor.

From the shared entrance, a stairwell and private stairs lead to the first floor, where we find a hallway, a large living room with kitchen and habitable terrace, and a corridor that leads to the sleeping area, where we find two double bedrooms and a bathroom.

Continuing up the stairs we reach the second attic floor consisting of three large rooms (officially storage rooms but which can be used as bedrooms) and two bathrooms, as well as a small closet.

The very bright apartment was renovated about 25 years ago and has been impeccably preserved, so it is now in excellent condition and ready to be moved into.

Independent gas heating with radiators. Wooden window frames with double glazing. Wooden shutters.

Absence of ordinary condominium fees.

Ref. AG266

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

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

The proposed address may be nearby for privacy reasons

## Property details

<b>Code:</b> AG396	<b>Reason:</b> Sale
<b>Type:</b> Apartment	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Viareggio
<b>Area:</b> Marco Polo/ Don Bosco	<b>Price:</b> € 570.000
<b>Total Square Meters:</b> 158 square meters	<b>Bedrooms:</b> 5
<b>Bathrooms:</b> 3	<b>Rooms:</b> 6
: 150	: 2
: Yes	: 750 meters

## Features

Terrace	Closet	ADSL Coverage
Fastweb Coverage	Telephone System	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			









