

Independent house for Sale to Viareggio Area: Centro



160 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 9

Viareggio center □ Typical Viareggio Art Nouveau villa with private courtyard and annex, 700 meters from the sea
Ref. ES605

In the heart of Viareggio, just 700 meters from the sea, we offer for sale a charming Art Nouveau villa with an original period façade and perfectly preserved historic architectural details.

The property extends over several levels for approximately 160 square meters and was renovated in the early 2000s, while maintaining the charm of the original period finishes, such as the marble staircase and the elegant decorative columns on the façade.

The ground floor welcomes us with a large entrance hall with a first comfortable bedroom on the ground floor or second living room and a hallway stairwell that leads to the living area, consisting of a large eat-in kitchen with dining room embellished with an original working fireplace, a bright living room overlooking the internal courtyard as well as a bathroom with window and shower.

The living area leads to the 30m² tiled internal courtyard, a private outdoor space ideal for relaxing al fresco.

Inside the courtyard there is a large independent room used as a storage room/laundry room, with the possibility of being transformed into an outdoor kitchen or multifunctional space.

The magnificent white and green marble staircase leads to the first floor, where a large hallway opens onto two double bedrooms, one with a large balcony, a walk-in closet currently used as a children's bedroom, and a second bathroom with a window, shower, and bathtub.

On the second, very high attic floor, there are two more double bedrooms, also ideal as a study, guest area, or relaxation area.

An ideal solution that has everything you're looking for in a house in Viareggio:
independence, central area, large size, outdoor space, excellent condition

For those seeking the charm of typical Viareggio homes, with generous spaces, a private courtyard, and a central location, this property is perfect as a primary residence or a seaside holiday home.

Ref. ES605

www.immobiliare-leonardo.it

Want more information? Want to evaluate other real estate offers? Need to sell your property?

Contact us at 0584961129 / +393756339708

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

The proposed address may be nearby for privacy reasons

Property details

Code: ES605

Reason: Sale

Type: Independent house

Region: Toscana

Province: Lucca

Municipality: Viareggio

Area: Centro

Price: € 510.000

Total Square Meters: 160 square meters

Bedrooms: 4

Bathrooms: 2

Rooms: 9

: 23

: 3

: 2000

: Yes

: 700 meters

Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

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

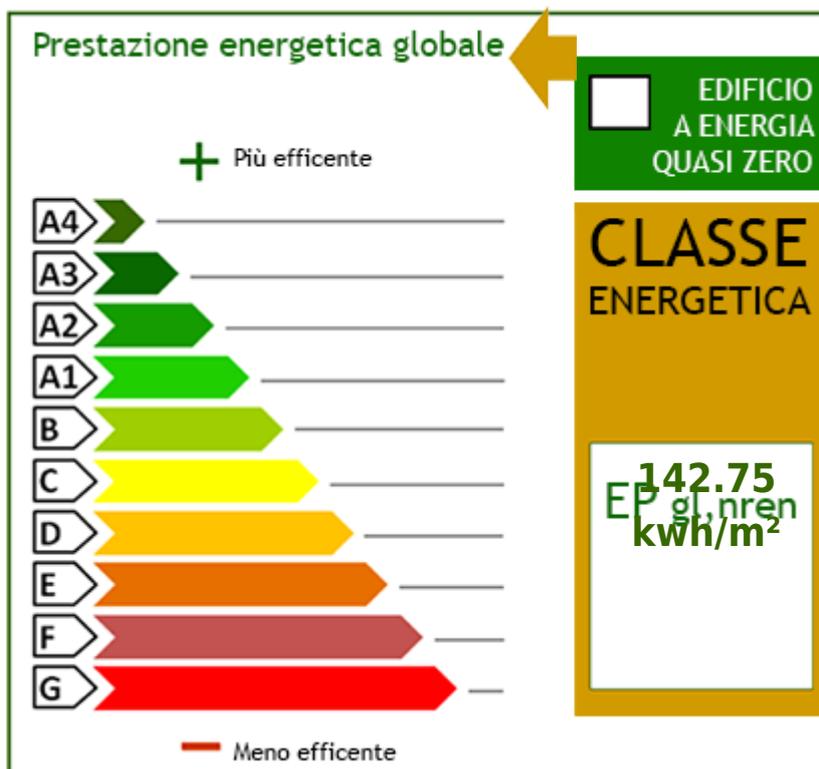
High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices





PIANTA PIANO SECONDO



PIANTA PIANO PRIMO H=3.25



PIANTA PIANO TERRA H=3.20









