

Independent house for Sale to Viareggio Area: Campo d'aviazione



209 square meters | Bathrooms: 3 | Bedrooms: 4 | Rooms: 12

Renovated villa with garden, garage, and connected commercial space for sale in Viareggio's former airfield district - ideal for home and work.

Ref. CA489 - In Viareggio, in a quiet and well-served residential area of the Ex Campo d'Aviazione district, Immobiliare Leonardo offers for sale an elegant villa free on three sides, recently renovated, with large internal and external spaces.

The property, approximately 180 square meters, is spread over two levels and features a private courtyard of approximately 102 square meters at the back, perfect for enjoying the outdoors in complete privacy, in addition to a 16 square meter courtyard at the front.

On the ground floor, the entrance leads to a spacious and bright living room with a fireplace, adjacent to a dining room and eat-in kitchen with direct access to the garden, ideal for al fresco lunches and dinners. A convenient guest bathroom completes the level.

The internal garden, which can also be reached directly from outside the building, is enriched by functional accessory spaces: a storage room with bathroom (approximately 11 m²), a garage (approximately 15 m²), and a utility room.

On the first floor there is the sleeping area, well organised and divided into two distinct areas, consisting of:

2 double bedrooms with balconies, 1 medium bedroom, walk-in closet, storage room, 2 bathrooms (one with a balcony)

The home is equipped with modern comforts: underfloor heating, air conditioning, and solar panels for hot water production.

FURTHER POSSIBILITY:

The property can be extended with a commercial space of approximately 47 square meters, adjacent to the main house and featuring a front courtyard of approximately 12 square meters. The space is ideal for an office, professional studio, yoga/pilates studio, or as an additional, large, independent living area. The price is €88,000.

The ideal solution for those who want to combine home and work in the same space. Comfortable and functional spaces for every need.

REF. CA489

Energy class: F

www.immobiliare-leonardo.it

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

Contact us at 0584961129

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

Certifications

Energy Class:

Property details

Code: CA489

Reason: Sale

Type: Independent house

Region: Toscana

Province: Lucca

Municipality: Viareggio

Area: Campo d'aviazione

Price: € 570.000

Total Square Meters: 209 square meters

Bedrooms: 4

Bathrooms: 3

Rooms: 12

: 30

: 2

: 2010

: Yes

: 1.200 meters

: Single

Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

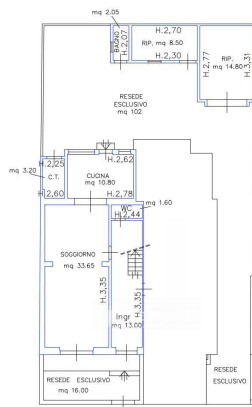
Shower

Aluminum Frames

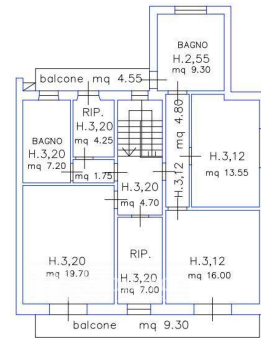
Safe-Deposit Box

Nearby

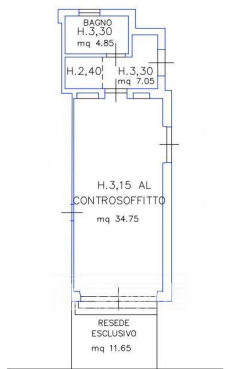
Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			



PLANIMETRIA PIANO TERRA
scala 1:100



PLANIMETRIA PIANO PRIMO
scala 1:100



PLANIMETRIA PIANO TERRA
scala 1:100









