

## Indipendent house for Sale to Viareggio Area: Torre del Lago Puccini



### **140 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6**

Elegant Detached Villa with Four-Sided Garden □ Seaside Area, Torre del Lago  
Ref. T498

Located in one of the most sought-after areas of Torre del Lago, in a quiet and private residential setting yet just steps from all the main amenities and the sea, we offer for sale a splendid detached villa of approximately 140 square meters, free on four sides and arranged over three levels.

The property consists of:

Ground Floor: The welcoming entrance leads to a large, bright living room, separated from the eat-in kitchen. A convenient bathroom with window completes the floor. First Floor: The sleeping area features two spacious double bedrooms, both with private balconies, a single bedroom (also ideal as a study), and a master bathroom with a bathtub and window. Basement: A generously sized, livable basement with a fireplace, perfect for entertaining, complemented by a practical understairs storage closet. Outdoor Spaces and Appurtenances:

The property is surrounded by a 200-square-meter garden, ensuring maximum privacy and independence. Outside, there are two large terraces, ideal for al fresco dining, an outdoor utility room, and private parking spaces within the courtyard.

Status and Potential:

The property is in good condition and ready to move into immediately. Thanks to its generous size and layout, it is ideal as a primary residence for large families or as a prestigious summer residence, given its strategic proximity to the beaches.

Strengths:

Total independence (free on 4 sides), large garden and habitable terraces, quiet area close to the sea, tavern with fireplace

Ref. T498

[www.immobiliare-leonardo.it](http://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:** T498

**Reason:** Sale

**Type:** Independent house

**Region:** Toscana

**Province:** Lucca

**Municipality:** Viareggio

**Area:** Torre del Lago Puccini

**Price:** € 345.000

**Total Square Meters:** 140 square meters

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 6

: 25

: 3

: 1978

: Yes

: 2.000 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









