

## Apartment for Sale to Viareggio Area: Città Giardino



**70 square meters | Bathrooms: 1 | Bedrooms: 1 | Rooms: 3**

Sea View Apartment with Parking Space for Sale in Viareggio □ Città Giardino | Ref. REA517

In the prestigious Città Giardino neighborhood, just steps from the sea, we offer an exclusive, elegant sea-view apartment on the fourth and top floor of a stately building with elevator and concierge.

The bright and well-appointed property is ideal as a holiday home or as an investment property in one of Viareggio's most sought-after areas.

The apartment comprises an entrance hall, a large living area with an open-plan kitchen and living room, a lounge with access to a sea-view balcony, a double bedroom with a splendid sea view, and a bathroom with a window and bathtub.

The living room, thanks to its layout, offers the possibility of being separated from the kitchen and transformed into a second bedroom.

The property is equipped with numerous comforts:

air conditioning, lift to the floor, exclusive parking space, covered bike and motorcycle parking, storage room

The property is being sold fully furnished and is in excellent condition, ready for immediate occupancy.

The sale also includes the ownership share of the concierge's apartment located on the ground floor.

An exclusive seafront solution, perfect for experiencing Versilia in total comfort.

Ref.REA517

[www.leonardorealestate.it](http://www.leonardorealestate.it)

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Leonardo Real Estate  
 Viareggio Corso Garibaldi, 170

The proposed address may be nearby for privacy reasons

## Certifications

**Energy Class:**

## Property details

<b>Code:</b> REA517	<b>Reason:</b> Sale
<b>Type:</b> Apartment	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Viareggio
<b>Area:</b> Città Giardino	<b>Price:</b> € 450.000
<b>Total Square Meters:</b> 70 square meters	<b>Bedrooms:</b> 1
<b>Bathrooms:</b> 1	<b>Rooms:</b> 3
: 159	: 4
: Yes	: 1975
: € 190	: Yes
: 70 meters	

## Features

Terrace	Tv SAT: Autonomous	Closet
ADSL Coverage	Fastweb Coverage	Air-Conditioned
Telephone System	Wiring: By Law	Shower
Shutters	Sea View	

## 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			







