

Independent house for Sale to Viareggio Area: Torre del Lago Puccini



200 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 9

Detached Villa with Annex and Large Garden for Sale in Viareggio, Tenuta Borbone Area | Ref. AG402

We offer for sale an elegant detached villa in rural Tuscan style, surrounded by greenery and surrounded by privacy and tranquility. Access is via an electric gate facing the road that leads, via a convenient private driveway, to the large internal parking area where multiple cars can be accommodated.

Surrounded by a large, mostly lawned garden, the villa features a splendid porch ideal for outdoor lunches and dinners during the summer.

Internally the house is spread over several levels:

On the ground floor we find a large entrance hall, a bright south-west-facing living room, a dining room with fireplace, a separate kitchen and a bathroom with window and shower.

The approximately 30 m2 tavern, equipped with a chimney, is a versatile space perfect as a relaxation area or additional living room with a fireplace.

On the first floor there is the sleeping area consisting of:

spacious master bedroom, second double bedroom with walk-in closet, study/children's bedroom, elegant bathroom with bathtub. The floor is completed by a practical attic used as a storage room.

At the back of the property, separate from the main building, we find a comfortable outbuilding of approximately 30 square meters, ideal as a laundry room, storage room, bike and motorbike shelter, or multifunctional space.

The villa stands out for its high quality finishes and materials typical of the Tuscan tradition:

Terracotta and parquet floors, Cardoso stone for stairs and details, wooden window frames with double glazing and solid wood internal

doors.

Amenities include air conditioning, an external perimeter alarm system, an electric gate, and automatic irrigation.

Ref. AG402

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: AG402 | Reason: Sale |
| Type: Independent house | Region: Toscana |
| Province: Lucca | Municipality: Viareggio |
| Area: Torre del Lago Puccini | Price: € 685.000 |
| Total Square Meters: 200 square meters | Bedrooms: 3 |
| Bathrooms: 2 | Rooms: 9 |
| : 25 | : 3 |
| : 1990 | : Yes |
| : 3.300 meters | |

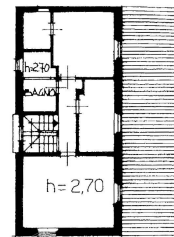
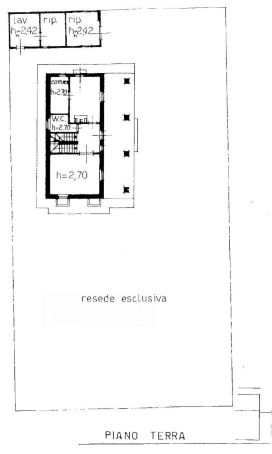
Features

| | | |
|------------------------|---------------------------|------------------|
| Tv Antenna: Autonomous | Tv SAT: Autonomous | Closet |
| ADSL Coverage | Cellar: 30 m ² | Fastweb Coverage |
| Fireplace | Air-Conditioned | Parquet |
| Telephone System | Wiring: By Law | Shower |
| Wooden Window Frames | Predisposition for Alarm | Safe-Deposit Box |
| Shutters | | |

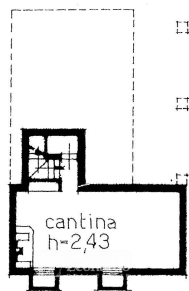
Nearby

| | | | |
|-------------------|--------------|--------------------|------------------|
| 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 | | | |





PIANO SECONDO



PIANO INTERRATO