

## Apartment for Sale to Viareggio Area: Varignano



### **170 square meters | Bathrooms: 1 | Bedrooms: 3 | Rooms: 9**

Large 170 sq m apartment with no condominium fees for sale in Viareggio □ Varignano area  
Ref. ES609

In the heart of the Varignano district, centrally located and convenient to all major amenities, we offer for sale a spacious apartment on the second and top floor of a small building without a lift and with no condominium fees.

The property, free on four sides and characterised by pleasant brightness throughout the day, is in good maintenance condition and offers spacious and well-distributed rooms, ideal for large families or for those seeking large living spaces.

With a floor area of approximately 170 square meters, the apartment comprises an entrance hall, a large living room, an eat-in kitchen, a bathroom with a window and shower, three generously sized bedrooms, and a comfortable study, perfect for those who work from home or need a multifunctional space.

The strategic location allows easy access to shops, schools, public transport, and all essential services, making this solution particularly attractive both as a primary residence and for those looking for a spacious home.

#### Strengths:

No condominium fees, Free on four sides, Second and top floor, Approximately 170 sq m of floor space, Three bedrooms and a study, Eat-in kitchen, Excellent brightness, Central and well-served area. A rare solution on the market for those seeking large spaces and independence without sacrificing the convenience of services.

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

## Certifications

**Energy Class:**

## Property details

**Code:** ES609P2

**Reason:** Sale

**Type:** Apartment

**Region:** Toscana

**Province:** Lucca

**Municipality:** Viareggio

**Area:** Varignano

**Price:** € 265.000

**Total Square Meters:** 170 square meters

**Bedrooms:** 3

**Bathrooms:** 1

**Rooms:** 9

: 157

: 2

: 1960

: Yes

: 2.000 meters

## Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Fastweb Coverage

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



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