

## Independent house for Sale to Viareggio Area: Centro



**200 square meters | Bathrooms: 3 | Bedrooms: 4 | Rooms: 13**

Viareggio Center □ Elegant, renovated detached Viareggina with elevator, just 450 meters from the sea  
Ref. ES610

In the heart of Viareggio, in one of the city's most sought-after areas, just steps from the Passeggiata and convenient to all major amenities, we offer for sale EXCLUSIVELY a refined detached house in typical Viareggio style, completely renovated in 2017 with particular attention to detail and finishes.

The property extends over multiple levels and is enhanced by the presence of a convenient internal elevator, a rare and particularly appreciated feature in properties of this type.

The ground floor welcomes you to a spacious hallway with splendid original Art Nouveau floors and the obligatory private living room with direct access to the outside. Continuing inside, you'll find the stairwell with its magnificent original light marble staircase, which opens onto the bright living area. This includes a spacious room with a monumental period fireplace, a cozy dining area, a bathroom with shower, and a kitchen with access to the veranda.

From here you reach the lovely private internal courtyard of over 60 square meters, a real added value of the home, organized as a pleasant outdoor living area, perfect for summer dinners, moments of relaxation, or conviviality in total privacy.

The floor is completed by an outbuilding currently used as a storage room/utility room, with the possibility of being transformed into a practical laundry room or a multifunctional space, equipped with another fireplace.

The first floor houses the main sleeping area, consisting of two large double bedrooms, one of which has access to the private terrace and a bathroom with shower and double sink. A third single bedroom and another balcony complete the floor.

The second and final floor features a large attic, with ceiling heights ranging from 3.30 meters to 1.60 meters. This spacious space, organized like a small apartment, includes a living room, double bedroom, and private bathroom. A versatile and charming space that can be customized to your needs.

An exclusive solution, ideal both as a primary residence for those who want to experience the city center without sacrificing space, and as a prestigious beach house, thanks to its privileged location just 450 meters from the beach.

Ref. ES610

[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

## Certifications

**Energy Class:**  
.....

## Property details

**Code:** ES610

**Reason:** Sale

**Type:** Independent house

**Region:** Toscana

**Province:** Lucca

**Municipality:** Viareggio

**Area:** Centro

**Price:** € 790.000

**Total Square Meters:** 200 square meters

**Bedrooms:** 4

**Bathrooms:** 3

**Rooms:** 13

: 23

: 3

: Yes

: 1980

: Yes

: 450 meters

## Features

Closet	ADSL Coverage	Fastweb Coverage
Fireplace	Air-Conditioned	Telephone System
Shower	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			









