

## Apartment for Sale to Viareggio Area: Marco Polo/ Don Bosco



**75 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4**

Viareggio □ Marco Polo | Panoramic apartment with terrace, elevator, and parking spaces  
Ref. AG403

In the sought-after Marco Polo neighborhood, just 700 meters from the beach and convenient to all major amenities, we offer for sale an attractive panoramic penthouse on the third floor of a small building consisting of only six units and served by a lift.

The apartment is in excellent condition and comprises an entrance hall, a bright living room with access to a livable terrace, ideal for relaxing outdoors and already furnished with a sofa corner and awning, a kitchenette with a corner balcony, a night hallway, two double bedrooms, a bathroom and a convenient closet.

The house is equipped with a recently installed condensing boiler and air conditioning, ensuring comfort and functionality all year round.

The property also includes a covered parking space, a second uncovered parking space in the shared parking area, and a convenient space for motorcycles and bicycles in a dedicated space on the ground floor.

Ideal as a primary residence, thanks to its convenient location and functional layout, or as a beach house, given its proximity to the beach and the Pineta di Ponente.

Ref. AG403

[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:**  
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## Property details

**Code:** AG403

**Reason:** Sale

**Type:** Apartment

**Region:** Toscana

**Province:** Lucca

**Municipality:** Viareggio

**Area:** Marco Polo/ Don Bosco

**Price:** € 365.000

**Total Square Meters:** 75 square meters

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 4

: 147

: 3

: Yes

: 1980

: € 125

: Yes

: 700 meters  
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## Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Fastweb Coverage

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Shutters  
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## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station  
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Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			

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