

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



100 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6

Apartment in excellent condition with three bedrooms, two bathrooms, large habitable balcony, parking space and cellar in the Marco Polo area of Viareggio.

REF: ES615 - In Viareggio, in the sought-after Marco Polo area, in a convenient location close to all the main services, Agenzia Immobiliare Leonardo offers an exclusive elegant apartment located on the first floor with a lift, within a recently built elegant complex, surrounded by the greenery of a magnificent park.

The home stands out for its spacious, bright rooms, high-quality finishes, and a pleasant layout, designed for comfort and functionality.

The entrance leads to the large and bright living area, featuring travertine flooring and excellent exposure. It comprises an elegant living room with direct access to the approximately 22 m2 west-facing terrace and a large open-plan kitchen.

The sleeping area, embellished with warm parquet flooring, is well separated from the living area by a comfortable hallway and includes a double bedroom with a master bathroom with window, a second medium-sized bedroom, a single bedroom/wardrobe room and an additional main bathroom with a bathtub.

The property also includes a private parking space within the enclosed private area and a spacious cellar, particularly convenient for storing bicycles thanks to its accessibility.

The condominium setting further enhances the property: large communal entrances, well-kept green spaces, a private parking area, and a recently built, modern structure contribute to creating an elegant and pleasant atmosphere.

Main features

- * 3 bedrooms
- * 2 bathrooms
- * Habitable terrace of approximately 22 m2
- * First floor with elevator
- * Owned parking space
- * Large cellar
- * Air conditioning
- * Travertine floors in the living area
- * Parquet sleeping area
- * Electrical fixtures
- * Double glazing
- * Recently built complex
- * Park
- * Private parking area

Ref. ES617

www.immobiliare-leonardo.it

Want to know more?

Contact us for more information, to schedule a viewing, or to explore other real estate opportunities.

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Do you need to sell your property?

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For privacy reasons, the address provided may be approximate and refer to the immediate vicinity of the property.

Certifications

Energy Class:

Property details

Code: ES617

Reason: Sale

Type: Apartment

Region: Toscana

Province: Lucca

Municipality: Viareggio

Area: Marco Polo/ Don Bosco **Price:** € 395.000

Total Square Meters: 100 square meters

Bedrooms: 3

Bathrooms: 2

Rooms: 6

: 150

: 4

: Yes

: Yes

: 2002

: € 65

: Yes

: 900 meters

Features

Terrace: 22 m²

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Shower

Aluminum Frames

Safe-Deposit Box

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

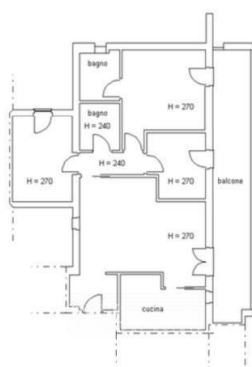
Cafe

Post Offices

Shopping Centers

Municipal Offices





piano primo



piano interrato h = 240 cm



posto auto scoperto
piano terreno



