Agenzia Immobiliare Leonardo
Corso Garibaldi, 170 - 55049 Viareggio
Phone number 0584961129 - Fax

Apartment for Sale to Viareggio
Area: Varignano



84 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4

Recently built apartment for sale in Viareggio. Located on the fourth and top floor, it has two bedrooms, a terrace, and a parking space. Energy efficiency class A2.

REF: ES621 - Leonardo Real Estate Agency offers for sale EXCLUSIVELY a splendid new item on the market: An interesting apartment located in the Varignano district, within the Burlamacca Commercial Park, in an absolutely convenient location.

Built in 2010 and classified as an A2 energy class, the property offers a modern and efficient solution, further enhanced by a photovoltaic system and thermal insulation. It is ideal for those seeking a move-in ready home with functional spaces and essential amenities such as a cellar, parking space, and scooter parking. The building comprises just ten residential units and is served by an elevator, which also conveniently reaches the basement.

Among the home's main strengths is its brightness: the apartment, located on the fourth and top floor, enjoys excellent exposure to natural light, which further enhances the interior spaces and the pleasant feeling of space.

The apartment has approximately 84 m2 of commercial space, with approximately 65 m2 of internal floor space distributed as follows:

The entrance opens onto the living area with an open-plan kitchenette and direct access to the terrace. Separated by a convenient hallway, the sleeping area features two bedrooms, one double and one single. A bathroom with shower completes the interior.

The outdoor space is undoubtedly the added value of this property, ideal during the summer for al fresco dining, relaxing, or spending pleasant moments with friends, but also particularly versatile and functional as a laundry area thanks to the direct connection to the bathroom.

Completing this solution are three appliances that contribute to making the home pleasant and functional for everyday life.

✓ Owned parking space
✓ Owned scooter parking space
✓ Cellar in the basement also accessible by elevator

The apartment is in excellent condition, perfect for immediate occupancy, without the need for major renovations.

COMFORT AND EQUIPMENT

* Energy class A2
* Building constructed in 2010
Thermal insulation photovoltaic panels* Fourth and top floor
* Elevator to the basement
* Terrace
* External window frames with double glazing
* Air conditioning
* Armored door
* Owned parking space
* Owned scooter parking space
* Cellar

A STRATEGIC POSITION

Another distinctive element of the property is its location.

The home is located just a few meters from numerous services and shops, all easily accessible on foot, making it particularly easy to manage your daily life without having to use a car.

And for those who love the sea, the distance is about 1,200 meters from the beach, reachable on foot in about 10 minutes.

A location that combines convenient amenities with the ability to reach the sea on foot.

IN SUMMARY

Brightness, top floor, terrace, excellent condition, A2 energy rating and a significant set of appurtenances make this property a complete and particularly interesting solution.

A move-in ready home, with well-organized spaces and everything you need for a comfortable daily life: cellar, parking space, scooter parking, terrace, and amenities just steps from the home, with the sea within walking distance.

REF: ES621

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

Property details

Code: ES621	**Reason**: Sale
Type: Apartment	**Region**: Toscana
Province: Lucca	**Municipality**: Viareggio
Area: Varignano	**Price**: € 250.000
Total Square Meters: 84 square meters	**Bedrooms**: 2
Bathrooms: 1	**Rooms**: 4
: 159	: 4
: Yes	: Yes
: 2010	: € 80
: Yes	: 1.200 meters

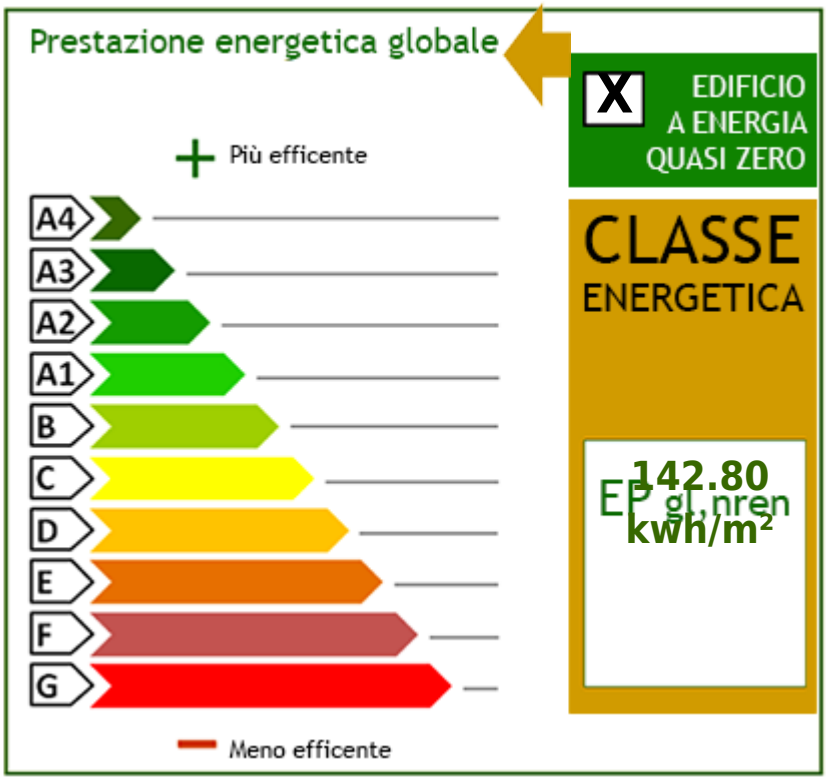
Features

Terrace: 10 m²	Tv Antenna: Autonomous	Tv SAT: Autonomous
Closet	ADSL Coverage	Cellar: 9 m²
Fastweb Coverage	Air-Conditioned	Telephone System
Wiring: By Law	Shower	Aluminum Frames
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			

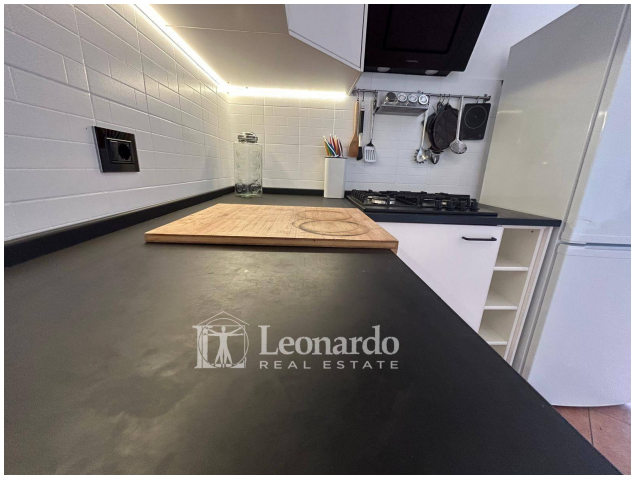












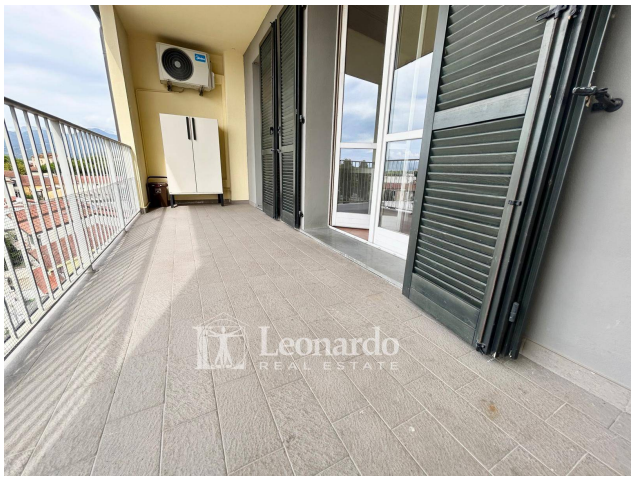






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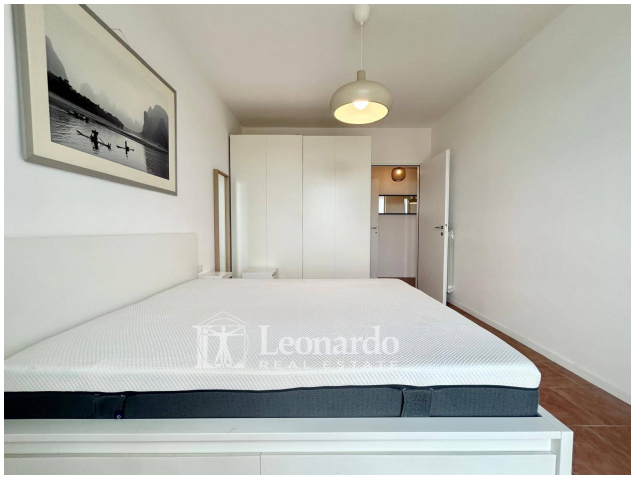














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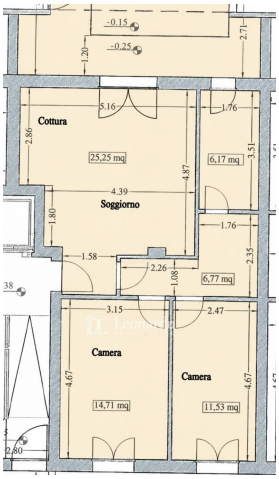




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