

## Apartment for Sale to Viareggio Area: Darsena



**180 square meters | Bathrooms: 2 | Bedrooms: 4 | Rooms: 9**

VIAREGGIO DARSENA □ FINELY RENOVATED APARTMENT WITH LIVABLE TERRACES  
Ref. D531

In the characteristic Darsena neighborhood of Viareggio, we offer for sale a detached property of approximately 180 square meters, spread over the first floor and second attic, completely and tastefully renovated.

A versatile solution, attractive both for those seeking a home with generous spaces and for those wishing to invest in a property already equipped to accommodate multiple units and provide a secure and high income.

The property is currently divided into four separate residential units, each with its own independent layout and system management. The current configuration offers the possibility of using the different spaces separately, allowing them to be used for hospitality, rental, or for the needs of multiple family members.

The presence of plasterboard partition walls also allows for a rethinking of the internal layout, with the possibility of removing them to connect the rooms and create a single, larger, and more connected home, spread over two levels.  
A feature that makes the property adaptable to different housing projects.

The complete renovation, carried out with quality materials and meticulous finishes, has enhanced the interiors, creating welcoming and functional spaces. The attic floor, very high throughout, adds character to the home and helps distinguish the spaces on the upper level.

Completing the property are two habitable terraces and two balconies: a precious array of outdoor spaces, ideal for al fresco dining, entertaining guests, or simply relaxing. The generously sized terrace overlooking the living area is especially perfect for all your outdoor activities.

The location in Darsena, the proximity to the sea and services, and the current division into four apartments make the property also interesting for short-term and tourist rentals.

Alternatively, the possibility of combining the spaces allows you to imagine a large private residence, with a more open layout and suited to your habits.

Ref. D531

[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

## Property details

|                                               |                                |
|-----------------------------------------------|--------------------------------|
| <b>Code:</b> D531                             | <b>Reason:</b> Sale            |
| <b>Type:</b> Apartment                        | <b>Region:</b> Toscana         |
| <b>Province:</b> Lucca                        | <b>Municipality:</b> Viareggio |
| <b>Area:</b> Darsena                          | <b>Price:</b> € 680.000        |
| <b>Total Square Meters:</b> 180 square meters | <b>Bedrooms:</b> 4             |
| <b>Bathrooms:</b> 2                           | <b>Rooms:</b> 9                |
| : 30                                          | : 2                            |
| : 2025                                        | : Yes                          |
| : 500 meters                                  |                                |

## Features

|         |                        |                    |
|---------|------------------------|--------------------|
| Terrace | Tv Antenna: Autonomous | Tv SAT: Autonomous |
|---------|------------------------|--------------------|

|                 |                    |                  |
|-----------------|--------------------|------------------|
| Closet          | ADSL Coverage      | Fastweb Coverage |
| Air-Conditioned | Parquet            | Telephone System |
| Wiring: By Law  | Sanitary Suspended | 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 |              |                    |                  |











