

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



**50 square meters | Bathrooms: 1 | Bedrooms: 1 | Rooms: 4**

Apartment with a habitable terrace and parking space, our exclusive property in Viareggio □ Don Bosco  
Ref. ES624

In the sought-after Don Bosco neighborhood, a short distance from the sea and the pine forest, we offer a bright apartment of approximately 50 square meters in need of renovation, located on the second and top floor of a residential building without a lift.

The home opens onto the living room with a dining area and access to a small terrace, ideal for al fresco dining. A separate kitchenette completes the living area.

The sleeping area includes a spacious double bedroom and a bathroom with a window and shower. The large windows and French doors provide a pleasant natural light.

The property includes an assigned uncovered parking space and a bicycle parking space in the condominium area, accessible via a driveway gate.

An ideal solution as a seaside base or as a primary residence for young couples, in one of the most popular areas of Viareggio.  
Ref. ES624

[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

|                                              |                                |
|----------------------------------------------|--------------------------------|
| <b>Code:</b> ES624                           | <b>Reason:</b> Sale            |
| <b>Type:</b> Apartment                       | <b>Region:</b> Toscana         |
| <b>Province:</b> Lucca                       | <b>Municipality:</b> Viareggio |
| <b>Area:</b> Marco Polo/ Don Bosco           | <b>Price:</b> € 199.000        |
| <b>Total Square Meters:</b> 50 square meters | <b>Bedrooms:</b> 1             |
| <b>Bathrooms:</b> 1                          | <b>Rooms:</b> 4                |
| : 157                                        | : 2                            |
| : 1980                                       | : € 70                         |
| : Yes                                        | : 800 meters                   |

## Features

|                |                        |                      |
|----------------|------------------------|----------------------|
| Terrace        | Tv Antenna: Autonomous | Tv SAT: Autonomous   |
| ADSL Coverage  | Fastweb Coverage       | Telephone System     |
| Wiring: By Law | Shower                 | Wooden Window Frames |
| Shutters       |                        |                      |

## 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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PIANTA 2° PIANO







