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

Indipendent house for Sale to Viareggio
Area: Marco Polo/ Don Bosco



600 square meters | Bathrooms: 5 | Bedrooms: 4 | Rooms: 16

Viareggio Don Bosco Prestigious detached villa with garden and garage, 750 meters from the sea
Ref. REA530

In the residential Don Bosco neighborhood, just 750 meters from the beaches, Leonardo Real Estate Agency offers for sale an exclusive detached villa of approximately 600 square meters, set on a plot of approximately 730 square meters. The private garden surrounds the property on all four sides, offering privacy and outdoor living spaces.

On the ground floor, the entrance hall with its white Calacatta marble floor leads to the majestic reception room, embellished with a historic French fireplace from the Paris headquarters of the daily newspaper Le Figaro, corner windows, and garden access that flood the room with crystalline light.
The Empire-style white wooden sliding doors lead to the eat-in kitchen, which opens onto a veranda with a barbecue area, perfect for socializing and enjoying summer dinners.
The floor is completed by a study covered in fine wood paneling, also ideal as a library or music room, and a refined bathroom with shower.

The marble staircase continues the elegant theme that runs throughout the flooring, starting in the living room and leading to the first floor, where the sleeping area, with teak floors, features three different rooms.

The master suite features a private corner and includes a double bedroom with terrace, a large walk-in closet, and a prestigious en suite bathroom with marble flooring, a whirlpool tub, and a shower.
On the same floor there is a second double bedroom with private bathroom, shower and terrace and a third bedroom.

The attic floor hosts a further spacious and equally independent space compared to the suite, currently composed of a double bedroom, living area/study, private bathroom and two panoramic pocket terraces.

In the basement, the tavern with terracotta floors, a large fireplace, an open kitchen, and a wet bar offers a second space for entertaining guests, an area that invites parties and family evenings even in the colder months.
From here you have direct access to the private garage, served by an external ramp which can easily accommodate two cars.

The villa is equipped with Schüco thermal break windows, air conditioning system with fan coils and an alarm system.

This exclusive detached villa stands out for its architectural elegance, generous spaces, and refined details, offering a high-end living experience in one of Viareggio's most sought-after residential neighborhoods.
The spaces, designed to enhance every moment of everyday life, alternate refined reception areas with welcoming zones dedicated to relaxation and conviviality, while the private outdoor areas are a natural extension of the residence, ensuring tranquility and privacy.
Just 750 meters from the sea and beaches, this residence represents an absolutely prestigious proposition for those seeking a significant property, where the timeless character of traditional architecture meets the needs and comforts of modern living, in a privileged location in the heart of Viareggio.

Ref. REA530

www.leonardorealestate.it

Leonardorealestate.it and Leonardoluxury are the two new projects dedicated to luxury properties of the Leonardo group

Are you interested in evaluating other properties? Do you have a luxury property to offer us?

Contact us for an appointment with one of our consultants for your personalized marketing plan.

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Leonardo Real Estate
Viareggio Corso Garibaldi, 170

Property details

Code: REA530	**Reason**: Sale
Type: Indipendent house	**Region**: Toscana
Province: Lucca	**Municipality**: Viareggio
Area: Marco Polo/ Don Bosco	**Price**: € 1.800.000
Total Square Meters: 600 square meters	**Bedrooms**: 4
Bathrooms: 5	**Rooms**: 16
: 25	: 4

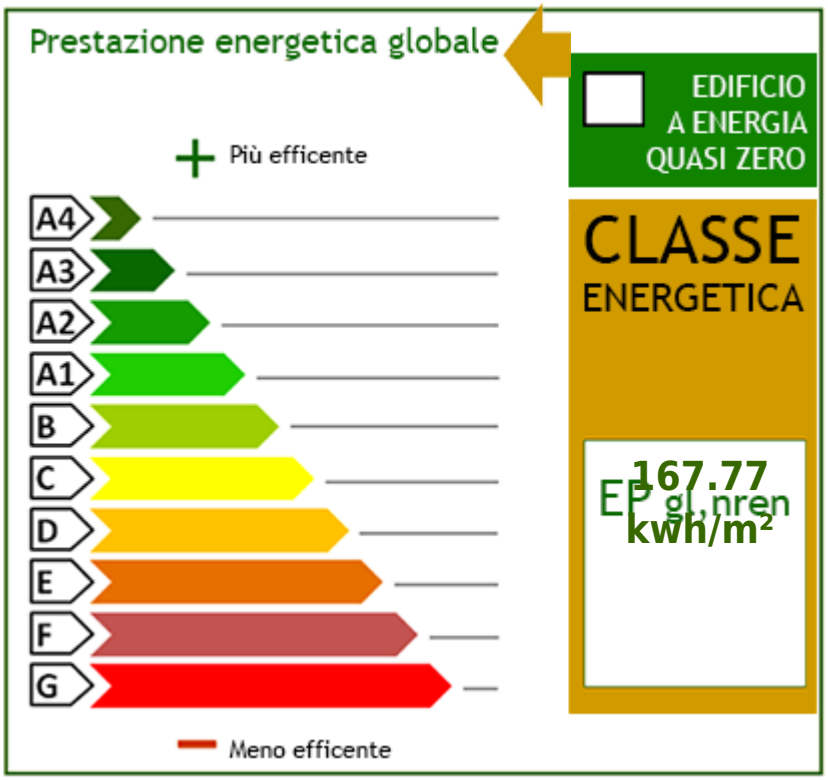
: 1989	: Yes
: 750 meters	: Double

Features

Terrace	Tv Antenna: Autonomous	Tv SAT: Autonomous
Closet	ADSL Coverage	Fastweb Coverage
Fireplace	Air-Conditioned	Parquet
Telephone System	Wiring: By Law	Jacuzzi
Shower	Shutters	

Nearby

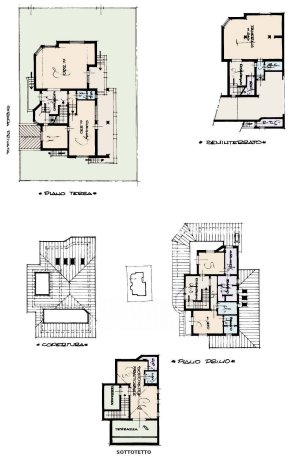
Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			

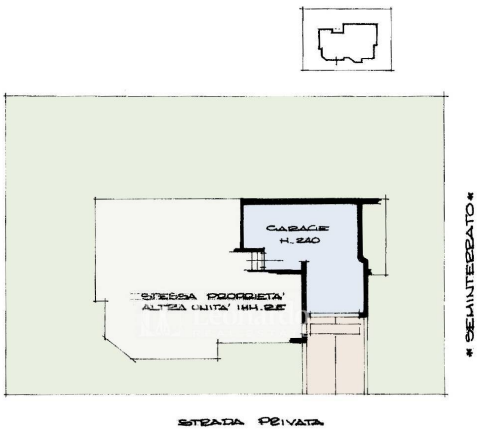


















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