

Independent house for Sale to Viareggio Area: Città Giardino



240 square meters | Bathrooms: 3 | Bedrooms: 4 | Rooms: 14

Detached villa of large size, located in the prestigious Città Giardino district in Viareggio, a few steps from the sea and the pine forest. Leonardo real estate agency offers this new fascinating exclusive located in one of the most beautiful corners of the city and surrounded by a beautiful garden, overlooking the pine forest and also accompanied by a comfortable garage on the ground floor.

The property is ideally divided into two blocks: the main structure is in good condition and is structured on two levels. On the ground floor we are welcomed by a large entrance stairwell which opens onto the large room with double views of the garden and corner fireplace. Also on the ground floor is a kitchen with access to the garden. On the first floor the sleeping area offers 4 bedrooms, two of which are double, one medium and one single and a bathroom with balcony. The main part of the house is completed by a very suggestive room complete with five windows and a private terrace, which can easily be transformed into a living room flooded with light, a gym or a study slightly offset from the main floor.

On the top floor of the villa there is an attic apartment of approximately 90 m2, integrated into the main body but which originally had an independent external access which can be easily restored allowing a split into two residential units.

The apartment consists of kitchen, bathroom, living room and two bedrooms and needs renovation.

The property has the charm of the neo-rationalist architecture of the 1960s with large common areas dedicated to sharing and more intimate and intimate private spaces; it enjoys excellent exposure thanks to the large and numerous views and the free position with respect to the adjacent buildings, located in an exclusive and quiet area full of green spaces and which allows you to reach the beach in a few minutes on foot and enjoy the coolness of the pine forest located right behind the house.

Total internal surface area 240 m2 (150+90)

14 rooms

Up to 6 rooms

2 bathrooms + 1 external

Garden

Garage

Balconies

Terrace

Ref ES548

www.immobiliare-leonardo.it

Do you want more information?

Do you want to evaluate other real estate offers?

Do you have to sell your property?

Contact us at 0584961129 / +393756339708

Or come and visit us at our headquarters in Viareggio in Corso Garibaldi, 170.

The proposed address may be nearby for privacy reasons

Certifications

Energy Class:

EPI: 186 kwh/m²

Property details

Code: ES548

Reason: Sale

Type: Independent house

Region: Toscana

Province: Lucca

Municipality: Viareggio

Area: Città Giardino

Price: € 650.000

Total Square Meters: 240 square meters

Bedrooms: 4

Bathrooms: 3

Rooms: 14

: 23

: 3

: Yes

: 330 meters

Features

Terrace	Tv Antenna: Autonomous	Tv SAT: Autonomous
Closet	ADSL Coverage	Fastweb Coverage
Telephone System	Wiring: By Law	Shower
Wooden Window Frames	Predisposition for Alarm	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			







PIANTA PIANO SECONDO



PIANTA PIANO PRIMO



PIANTA PIANO TERRA









