

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



**70 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4**

Viareggio Marco Polo - Pineta Area - Apartment for Sale as Bare Ownership.

Leonardo Real Estate offers for exclusive sale

In one of the most sought-after areas of Viareggio, a few steps from the splendid Pineta, we offer for sale an apartment on the third floor of an elegant condominium with elevator, available as bare ownership.

The property, in excellent maintenance conditions, consists of:

- Entrance
- Semi-habitable kitchen with balcony
- Large room with south facing balcony
- Spacious and bright double bedroom
- Bedroom overlooking the balcony
- Bathroom with window and shower

The apartment offers an excellent distribution of space and a privileged position, ideal for those seeking tranquility without giving up proximity to the main services and the beauty of the Pineta.

**Main features:**

- Third floor with elevator
- Excellent maintenance conditions
- Bare ownership: an interesting opportunity for those looking for a safe investment

**Ideal location**

A few steps from the pine forest and the main services, the property is perfect for those who want to make a safe investment in a quiet and well-served area.

Bare ownership is a form of real estate sale in which the owner sells a property, but retains for himself (or another person) the right of usufruct, that is, the possibility of living in it or renting it out for life.

Whoever purchases the bare ownership becomes the owner in all respects, but will be able to use or fully dispose of the property only when the usufruct ends (usually upon the death of the usufructuary).

It is an advantageous solution for those who want to invest in the long term and for those who, while wanting liquidity, want to continue living in their own home.

Contact us for more information and to organize

Ref. ES563

[www.immobiliare-leonardo.it](http://www.immobiliare-leonardo.it)

Do you want more information?

Do you 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 in Corso Garibaldi, 170.

The proposed address may be nearby for privacy reasons

## Property details

**Code:** ES563

**Reason:** Sale

**Type:** Apartment

**Region:** Toscana

**Province:** Lucca

**Municipality:** Viareggio

**Area:** Marco Polo/ Don Bosco

**Price:** € 195.000

**Total Square Meters:** 70 square meters

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 4

: 147

: 5

: Yes

: Yes

: € 80

: Yes

: 600 meters

## Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Fastweb Coverage

Telephone System

Wiring: By Law

Shower

## 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











