

## Apartment for Sale to Viareggio Area: Centro



**104 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5**

For Sale □ Elegant Independent Apartment in the Heart of Viareggio, Centro Mercato Area

Just 800 meters from the sea and located in the heart of Viareggio, in one of the most sought-after and lively areas of the city, we offer for sale an independent apartment on the first and last floor of a typical "Viareggina" house, with an exclusive entrance on the ground floor.

The property stands out for its architectural authenticity, the functionality of the spaces and the proximity to all the main services: the central market, shops, schools, restaurants, pharmacies and public transport stops are easily reachable on foot, making this solution ideal both as a main residence and as an investment for a holiday home or tourist rentals.

### Composition:

- Independent entrance on the ground floor
- Large bright living area with fireplace and south-facing window
- Double room with balcony overlooking the main street
- Bedroom/wardrobe room
- Disengagement
- Bathroom with window

☐ Separate dining room and kitchen with pantry and closet

Completing the property is an attic accessible via a retractable ladder, perfect as a storage space.

Equipment:

- ☐ Autonomous methane heating
- ☐ Air conditioning
- ☐ Fireplace in the living room
- ☐ Excellent maintenance conditions
- ☐ No condominium fees

The Area:

Viareggio ☐ Centro Mercato is one of the liveliest and most sought-after areas of the city. Just a stone's throw from the Passeggiata a Mare, it offers a perfect mix of urban comfort and maritime charm. The presence of the central market guarantees fresh, zero-mile products every day, while the proximity to the sea and the Ponente pine forest allows you to fully experience the typical atmosphere of the Tuscan coast.

Contact us for more information or to book a visit.  
A unique opportunity to experience Viareggio as a protagonist.

Ref. AG378

[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:** AG378

**Reason:** Sale

**Type:** Apartment

**Region:** Toscana

**Province:** Lucca

**Municipality:** Viareggio

**Area:** Centro

**Price:** € 259.000

**Total Square Meters:** 104 square meters

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 5

: Yes

: 750 meters

## Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

Fireplace

Parquet

Wiring: By Law

Shower

Wooden Window Frames

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



















