

**viareggina  
lungo mare  
€ 620.000 negotiable  
Ref. 1305**



**140 sq.m | : 3 | : 5 | : 7**

COD. 1305 - Viareggio, just 200 meters from the sea, very close to the promenade and all the services in the area!

Elegant and comfortable structure, with large spaces, therefore also suitable for large families.  
The high ceilings give brightness to the property and make the rooms very airy.

The house, with two entrances, one for pedestrians and one for vehicles, is developed on three levels: on the ground floor we have a large entrance that takes us into a large living area where we find a lovely fireplace, adjacent to the living area we find the dining area, kitchen, bedroom and bathroom.

Then going up to the first floor we find two double bedrooms, a single bedroom and a bathroom.  
On the second floor we have the fifth bedroom.

Outside, the property has an internal courtyard, ideal for enjoying lunches and dinners in the summer, all accompanied by an outbuilding of about 20sqm where we find a bathroom and laundry area.

The property also has two very comfortable uncovered parking spaces for exclusive use, moreover, if you have your boat moored at the Viareggio pier, this is the perfect home for you!

REAL ESTATE FORTEVERSILIA 058481417 / 3664148105

## Property Informations

---> camere <---: 5

---> bagni <---: 3

---> Locali <---: 7

---> stato\_conservazione <---: Good

## Features

veranda: open

store room

toilet service

fireplace

plant electric: under

shower

wooden doors and windows

alluminum doors and windows

Blinds

bathroom with window

## Nearby

gym

spa

soccer fields

sport club

tennis club

bicycle path

playground

railway station

public transport

nursery

elementary schools

Schools

High Schools

bar

post offices

shopping centers

municipal office

beach club





