

# Apartment for sale in Viareggio

## Mare

### € 395.000

### Ref. 1345



**70 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4**

VIAREGGIO - in a building facing the sea

Easy Casa offers for sale a four-room apartment in excellent condition, just steps from the beautiful Passeggiata. It is located in a prestigious setting within an elegant and well-maintained building, on the second floor with an elevator. The entrance opens onto a bright open space with a living room and kitchenette, enhanced by a livable balcony with a pleasant exposure and sea view.

An internal staircase leads to the upper floor, where the sleeping area consists of a large, versatile space, ideal both as a double bedroom and as an additional living area. A hallway then leads to the second double bedroom and bathroom, also in excellent condition.

The property is in excellent overall condition and is particularly attractive as an investment, thanks to its strategic location near the sea and all major services and businesses. It would be a perfect solution as a holiday home or residential property. The building also offers bicycle storage.

To protect the privacy of the property, the address published on the advert does not correspond to the exact geolocation of the property, therefore please

For more information or to arrange a viewing, please contact us at [info@easycasaimmobili.it](mailto:info@easycasaimmobili.it) or call 340 5839640.

## Certification

**Energy Class:** G

## Features

Code: 1345	Reason: Sale
Categoria: Apartment	Address: VIA MANIN
Municipality: Viareggio	Zona: Mare
Total Square Meters: 70 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 4
State of Preservation: Excellent	Heating: Heating
Lift: Yes	Age Construction: 1980
Current Status: free at the	Balconies: Present
Sea Distance: 100 meter	Kitchen: Exposed Kitchen
Terrace	Tv Antenna : Autonomous
ADSL Coverage	Fastweb Coverage
Air-Conditioned	Parquet
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	







