

**apartment for sale in Viareggio  
lungo mare  
€ 545.000  
Ref. 2975**



**100 sq.m. | bathroom: 3 | room: 3 | local: 5**

COD 2975 | Viareggio, Seafont | Lucca | Italy

Elegant, recently renovated apartment located in a prestigious Art Nouveau building on the Viareggio seafont, opposite the famous promenade.

An ideal home for those who want to live just steps from the sea, with the convenience of easy, car-free access to the beach and all of Viareggio's main attractions and landmarks.

Main features:

Ground floor: entrance/hallway, double bedroom with ensuite bathroom, second double bedroom with ensuite bathroom and private terrace, laundry/storage area, eat-in kitchen. Mezzanine floor: double bedroom with ensuite bathroom.

**Exterior and equipment:**

Completely new systems, thanks to a complete renovation. High-quality finishes and designer furnishings. Aluminum window frames, security door, air conditioning, covered outdoor terrace.

**Experience the Viareggio seafront:**

It's a unique experience that offers the privilege of enjoying the beauty of the sea, the liveliness of the city, and the tranquility of an area that, despite being very central, maintains a relaxed atmosphere.

**Why choose this apartment?**

Completely renovated with high-quality materials and designer furnishings. Unique location, facing the sea. The rooms are meticulously designed down to the last detail. Spaces are optimized for families or large guests. An excellent investment for those looking to generate income from their property, given its location and number of beds.

**Links:**

**Viareggio City Center:** The shopping area is easily reached in just a few minutes' walk. **Seafront and Beaches:** The renowned promenade and beach resorts are just across the street. **Bike Paths and Pedestrian Walks:** Well-served by a network of bike paths and pedestrian walkways, allowing for easy access to the city's main areas. **Viareggio Train Station:** Just a few minutes' walk away. Trains depart from here to other Tuscan destinations, such as Pisa, Lucca, Florence, and other coastal cities. **Motorway:** The Viareggio A12 motorway exit is just a few minutes' drive away, providing easy access to Tuscan cities and major coastal destinations.

An unmissable opportunity for those seeking a luxury seaside residence, where comfort and good taste blend seamlessly.

**For information and appointments:**

Monia 351 94 26 963  
Patricia 389 83 44 002  
[www.forteversilia.it](http://www.forteversilia.it)

## Certification

**Energy Class:** F

## Features

code: 2975	motivation: Sale
Categoria: apartment	address: viale Giosuè Carducci, 20
CAP: 55049	municipality: Viareggio
Zona: lungo mare	total sqm: 100 sq.m.
room: 3	bathroom: 3
local: 5	conservation status: Excellent
plan: upper floor	total plans: 5
Heating: Heating	age construction: 2024
present state: free to the deed	Building Costs: € 140
beds: 6	double beds: 2

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terrace : 10 □	conditioned air
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plant electric : under	shower
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alluminum doors and windows	Blinds
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## Nearby

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gym	spa
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soccer fields	sport club
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tennis club	bicycle path
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playground	railway station
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public transport	nursery
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elementary schools	Schools
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High Schools	bar
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post offices	municipal office
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beach club	
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