

apartment for sale in Viareggio centro € 640.000 Ref. 3010



130 sq.m. | bathroom: 3 | room: 3 | local: 5

COD 3010 | Viareggio, Center | Lucca | Italy

Description: Prestigious apartment on the first floor of a 19th century building protected by the Fine Arts, an integral part of the cultural heritage of Viareggio. Located just 200 meters from the sea, the property offers a rare covered parking space and all modern comforts.

Allow yourself the luxury of living in history, in an enviable position, without giving up exclusive comforts!

Main features:

First Floor: Living room, Kitchen, Bathroom, Closet
Second Floor: Double bedroom, Double bedroom with en-suite bathroom
Attic Floor: Large Double bedroom, Bathroom, Closet

Exterior and Equipment:

Covered parking space owned Elevator Air conditioning Security door Premium materials Historic building

Why choose this property?

Renovated with high quality finishes Unique location, close to the sea and an area full of services, with the precious private parking Private covered parking Elegant design with classic details that recall the history of the building Maximum privacy Immediately habitable

Viareggio Centro is a fascinating mix of sea, history, culture and social life, perfect for those looking to immerse themselves in the liveliness of the city without giving up the resources that a city center offers.

Location and connections:

Viareggio city centre: A few steps from the shopping area, the market and the town hall, easily reachable on foot. Seafront and beaches: The renowned promenade and the bathing establishments are just a few minutes' walk away. Cycle paths and pedestrian paths: The area is well served by a network of cycle paths and pedestrian paths, which allow you to easily move towards the main areas of the city. Viareggio train station: Reachable in a few minutes on foot, with direct trains to Pisa, Lucca, Florence and other Tuscan locations. Motorway: The Viareggio motorway exit on the A12 is just a few minutes' drive away, allowing quick access to the main destinations in Tuscany and along the coast.

Ideal choice for those who want the convenience of living near the sea, in an unrepeatable context, without giving up modern comforts and the main services. Also perfect as a second home by the sea.

For information and appointments:

Simone: 3516245363

www.forteversilia.it

Certification

Energy Class: F

EPgInr: 154.16 kWh/□

Features

code: 3010

motivation: Sale

Categoria: apartment

address: via XX Settembre, 34

CAP: 55049

municipality: Viareggio

Zona: centro

total sqm: 130 sq.m.

room: 3

bathroom: 3

local: 5

conservation status: Excellent

plan: Multi-Storey

total plans: 3

Heating: Heating

parking: Carport

age construction: 1850

present state: free to the deed

Building Costs: € 85	distance to the sea: 150 meter
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kitchen: Kitchen large	conditioned air
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parquet	shower
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wooden doors and windows	bathroom with window
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Nearby

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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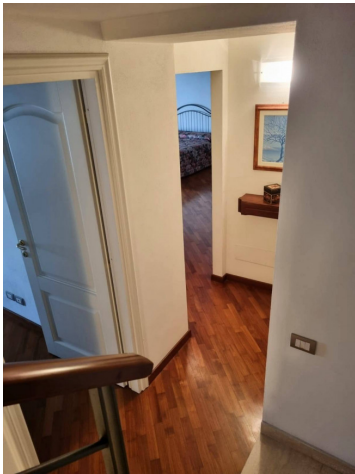
public transport	nursery
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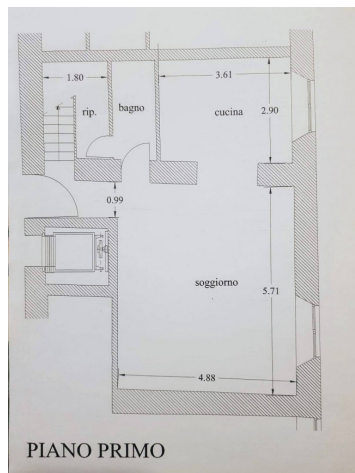
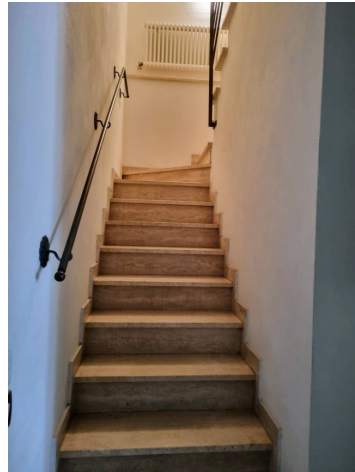
elementary schools	Schools
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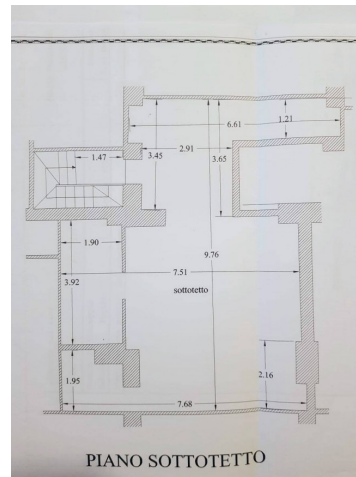
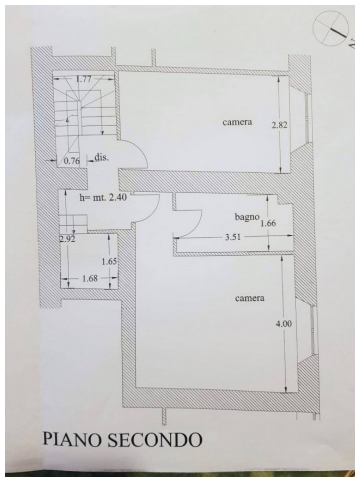
High Schools	bar
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post offices	shopping centers
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municipal office	beach club
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Servizi energetici presenti
 Climatizzazione invernale
 Climatizzazione estiva
 Ventilazione meccanica
 Prod. acqua calda sanitaria
 Illuminazione
 Trasporto di persone o cose

PRESTAZIONE ENERGETICA E GLOBALE DEL FABBRICATO

La sezione riporta l'indice di prestazione energetica globale non rimovibile in funzione del fabbricato e dei servizi energetici presenti, nonché la prestazione energetica del fabbricato, a netto dei rendimenti degli impianti presenti.

Prestazione energetica del fabbricato		Prestazione energetica globale	
INVERNO	ESTATE		
		CLASSE ENERGETICA F EP gLAnn 194.16 kWh/m²/anno	

Riferimenti G4 immobili simili avrebbero in media la seguente classificazione:

Se nuovi:

Se esistenti:

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