

**Apartment for sale in Viareggio  
Migliarina Terminetto  
€ 299.000  
Ref. V0522**



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

For sale in Viareggio an apartment in the residential area of the Terminetto district, located on the first floor of a building with a lift.

The apartment is free and is in good condition, having undergone a recent renovation.

The condominium expenses amount to only 60 euros per month. The property covers an area of approximately 70 m2 and is made up of four rooms, including two bedrooms and a bathroom.

The heating system is autonomous and uses methane as fuel, with the possibility of regulating the temperature via radiators or radiant panels.

The apartment is also partially furnished, with a kitchen equipped with a kitchenette and a balcony and terrace to enjoy an outdoor space. The condominium offers a communal garden and an outdoor parking area for the exclusive use of one parking space.

Furthermore, there is also a cellar on the ground floor of the building for storing objects, tools and bicycles. The location of the apartment is strategic, as it is close to all services and conveniences, such as supermarkets, schools and public transport.

The property is located in a quiet and peaceful area, ideal for those seeking the convenience of living in the city without giving up peace and tranquility. In summary, it is an ideal solution for those who want to purchase a home ready to live in, in a residential area with all the comforts necessary for a comfortable and peaceful life.

Exclusive sales assignment.

## Certification

Energy Class: E

## Property Informations

<b>Address:</b> Via Fratelli Cervi	<b>Bedrooms:</b> 2
<b>Bathrooms:</b> 1	<b>Rooms:</b> 4
<b>State of Preservation:</b> Good	<b>Level:</b> 1
<b>Total Floor:</b> 2	<b>Heating:</b> Heating
<b>Parking:</b> Uncovered Parking	<b>Lift:</b> Yes
<b>Age Construction:</b> 1970	<b>Building Costs:</b> € 60
<b>Balconies:</b> Present	<b>Terrace:</b> Present
<b>Garden:</b> Common	<b>Double Beds:</b> 2
<b>Sea Distance:</b> 2.000 meter	<b>Kitchen:</b> Kitchenette

## Features

Terrace	Tv Antenna: Condominium	Closet
Air-Conditioned	Parquet	Shutters

## Nearby

Gyms:	Wellnes Centres:	Football field	Sports Complex:
Tennis Courts:	Bicycle Paths:	Playgrounds:	Railway Station:
Public Transport:	Kindergarten:	High School:	Middle Schools:
High School:	Bar:	Post offices:	Shopping centers:
Municipal offices:			

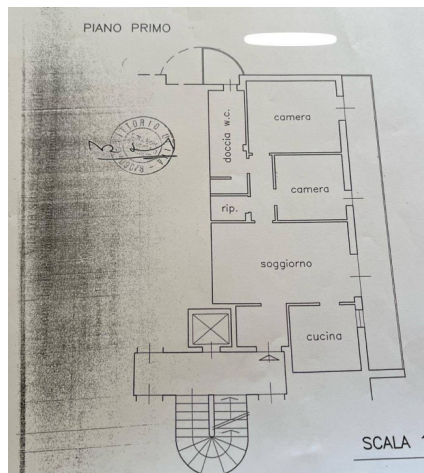












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