

## Villa for sale in Viareggio

### Marco Polo

### € 1.650.000

### Ref. V176



#### **400 sq.m | Bathrooms: 7 | Bedrooms: 8 | Rooms: 12**

Viareggio luxury villa of approximately 400 square meters on two floors just 300 meters from the sea and the Hotel Principe di Piemonte.

A typical Viareggio house of large dimensions recently renovated that has maintained the charm and warmth of the artistic style for which it was born.

On the ground floor you are welcomed by a large hall that leads to the living room with glass walls that overlook the small but welcoming external courtyard, giving excellent brightness to the entire room.

Continuing the path on the ground floor, we find the dining area, the equipped kitchen, the pantry area, a double bedroom with bathroom with shower and bathtub, 2 more double bedrooms, another bathroom and a closet.

On the first floor there are 5 double bedrooms, 4 bathrooms, a utility room, a kitchen with a large terrace for dining or lunching outdoors or for pleasant moments of relaxation.

An ideal villa for a large family or for those who want to dedicate themselves to a bed and breakfast business.

## Certification

**Energy Class:** A1

## Property Informations

**Bedrooms:** 8

**Bathrooms:** 7

**Rooms:** 12

**State of Preservation:** Excellent

**Level:** Multi-Storey

**Total Floor:** 2

**Heating:** Heating

**Balconies:** Present

**Terrace:** Present

**Garden:** Private

**Sea Distance:** 300 meter

**Kitchen:** Regular Kitchen

## Features

Terrace

Tv Antenna: Autonomous

Porch

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

Sanitary Suspended

Shower

Predisposition for Alarm

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:









