

**independent house**  
**Centro**  
**€ 850.000**  
**Ref. ES531**



**240 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 11**

Detached house Viareggina near the sea

Just 300 meters from the sea, in perfect condition, still equipped with part of the original Art Nouveau friezes, Leonardo Real Estate offers this magnificent large Art Nouveau residence complete with internal garden and annex connected to the house.

The property is characterized by elegance, light tones and space, as it offers us over 240 m2 of living space, up to 5 bedrooms and a double living room.

We are welcomed by a comfortable hallway typical of early twentieth century homes, which opens onto a beautiful front living room, complete with an original white marble fireplace. Continuing in the living area we pass the stairwell and enter the double living room with sofa area and dining area, large and bright, overlooking the internal courtyard, cool and sheltered, ideal for moments outdoors. Continuing we encounter a glass corridor which ends in the kitchen area, in the first bathroom, overlooked by a first bedroom/study with terrace.

From the white marble stairwell with original wrought iron railing, we access the sleeping area, which on the first floor comprises two very large double bedrooms, a single room and a bathroom with tub and shower, as well as a balcony facing the street and a comfortable terrace which connects the first floor with the bedroom/study.

On the second floor there is still a large hallway, another double bedroom, a medium bedroom and a single bedroom with bathroom.

The attention to detail, the plaster friezes recalling the Art Nouveau period, the height of the attics and the atmosphere of this property make the atmosphere of this residence unique and fascinating.

An ideal property for those looking for a property with many rooms, those looking for space, those who want a residence in the center but close to the sea

Ref. ES531

[www.leonardorealestate.it](http://www.leonardorealestate.it)

Leonardorealestate.it and Leonardoluxury are the two new projects dedicated to the Leonardo group's prestigious properties

Are you interested in evaluating other properties? Do you have a valuable property to offer us?

Contact us for an appointment with one of our consultants for your personalized marketing plan

0584961129

3388594503

Leonardo Real estate

Viareggio Corso Garibaldi, 170

## Property details

**Address:** via machiavelli

**Zip Code:** 55049

**Bedrooms:** 5

**Bathrooms:** 3

**Rooms:** 11

**State of Preservation:** Excellent

**Level:** Buildings

**Total Floor:** 3

**Heating:** Heating

**Current Status:** free to deed

**Balconies:** Present

**Terrace:** Present, 10 sq.m.

**Garden:** Private, 30 sq.m.

**Sea Distance:** 300 meter

**Kitchen:** Regular Kitchen



















