



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Villa Sale in Viareggio (LU)

### Luxurious sea-view penthouse in Viareggio

Located within a renovated 19th century neoclassical style historical building, we find this beautiful luxury seafront penthouse with a convenient lift and centrally located in beautiful Viareggio.

The property boasts a surface area of 350 square metres and is divided into a living area with an important marble fireplace, a mezzanine library area reached by a spiral staircase, and a sleeping area composed of three tastefully furnished bedrooms.

What makes this penthouse exclusive and unique is an uncovered terrace with sea view.

view of the sea of about 105 square metres, ideal for lunches and dinners in the open air, and a comfortable glass-covered mezzanine area reached by means of a modern glass staircase, also furnished with a table and sofas, where one can relax in the company of the sea view.

Viareggio, the most important town in Versilia, born as a gateway to the sea of Lucca, owes its name to the via regia, the road that in the Middle Ages went from the walled city to the sea, and is characterised by the sea on one side and the white peaks of the Apuan Alps on the other

In addition to seaside tourism, Viareggio has always satisfied the tastes of lovers of the figurative arts. In fact, the Civic Museums of Villa Paolina and the refined art-deco decorations that characterise so many villas throughout the town are worth a visit.

Many delightful Art Nouveau touches can be admired along the promenade, for instance: the avenue that runs along the sea is the city's true showcase.

Among its most notable features are the Villa Argentina and the Caffè Margherita - which has remained almost untouched since the time when Giacomo Puccini frequented it.

Also in the centre you can visit the Maritime Museum, a fascinating itinerary to discover the life and work of sailors.

The city has also dedicated to its historical event the Cittadella del Carnevale, a large urban park where the masters of papier-mâché, the Viareggio artisans who build the gigantic allegorical floats by hand, work.

The Versilia area is rich in golden beaches with famous seaside resorts such as Forte dei Marmi and Lido di Camaiore. The hinterland is studded with small villages and natural parks to discover, such as the Massaciuccoli lake area and the peaks of the Apuane Alps, where the presence of archaeological sites, Romanesque parish churches, fortresses and medieval castles testifies to the history of an area inhabited since the Neolithic period.

Moreover, the beaches of Versilia are an ideal set for light-hearted and cheerful films, in tune with the Italian summer holiday climate.



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## INFORMATION

Ref.	Toscana 001
Type	Sale
Category	Villa
Price	4,150,000.00
Annual Expense	
Year	1878
Energetic Class	B

## NUMBER

Rooms	7
Bedrooms	3
Bathrooms	3
Balconies + Terraces	
Floor	
Car Space	
Box	

## SQUARE METERS

Commercial	300
Garden	
Cellar	
Balconies + Terraces	130
Attic	
Tavern	
Box	

## FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Center
Furniture	Half Furnished	Type living	Salon	Kitchen	Eat-In Kitchen
Heating	Independent	Heating Type	Boiler	Type of heating system	Radiator heating
Energy source	Gas	Hot Water	Independent	Cooling	Split
Fixtures	Wooden double glazed	Doors	Excellent	Blind	PVC Blinds
Floors Living Room	Parquet	Floors Bedrooms	Parquet	Floors Kitchen	Parquet
Floors Bathroom	Parquet				

## ACCESSORIES

Antitheft

Air conditioning

Fireplace

Laundry room

Awning

## IMAGES





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