

Ref. 3032 – VILLA VERSILIA

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ART NOUVEAU VILLA WITH GUESTHOUSE FOR SALE IN VIAREGGIO, VERSILIA

Viareggio – Lucca – Tuscany



Interiors
421 m²

Bedrooms
6 (up to 8)

Bathrooms
8

Total land
842 m²

In the heart of Viareggio, a short distance from the sea and main services, elegant *Art Nouveau* villa for sale. Distributed over three levels, the house is characterized by bright environments and a particularly functional layout that allows it to be used both as a private residence and as an income property.

SUMMARY OF THE PROPERTY

REFERENCE #: 3032 – VILLA VERSILIA

TYPE: *Art Nouveau* villa

CONDITIONS: restored

LOCATION: central

ACCESS: excellent

INTERIORS: 421 square meters (4,530 square feet)

TOTAL ROOMS: 16

BEDROOMS: 6 (up to 8)

BATHROOMS: 8

ANNEXES: guest house, outdoor bathroom

MAIN FEATURES: Art Nouveau building, frescoed ceilings, marble flooring, terraces, private garden, guesthouse

EXTERIOR: 842 square meters (0.2 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (50m; 1'), Viareggio (5km; 5'), Lido di Camaiore (10km; 10'), Pisa (15km; 20'), Lucca (25km; 20'), Forte dei Marmi (25km; 25'), San Gimignano (95km; 1h 30'), Florence (100km; 1h 20'), San Casciano in Val di Pesa (110km; 1h 10'), Monteriggioni (150km; 1h 40'), Follonica (125km; 1h 20'), Siena (160km; 2h), Cortona (200km; 2h 30'), Montalcino (215km; 2h 25')

CLOSEST AIRPORTS

Pisa G. Galilei (20km; 20'), Firenze A. Vespucci (90km; 1h), Genova C. Colombo (155km; 1h 40'), Grosseto C. Baccarini (170km; 1h 50'), Bologna G. Marconi (175km; 2h), Verona V. Catullo (290km; 3h), Roma Fiumicino (340km; 3h 35'), Roma Ciampino (360km; 3h 50')

VILLA VERSILIA

In the heart of **Viareggio**, a short distance from the **sea** and main services, elegant **Art Nouveau villa** for sale. Distributed over three levels, the house is characterized by bright environments and a particularly functional layout that allows it to be used both as a private residence and as an income property.

The entrance leads to the representative environments of the ground floor, where there is a refined dining room, a contemporary-designed kitchen, and a second kitchen with direct access to the garden, ideal as a practical serving hatch for outdoor lunches and dinners. On the same level, there is also a small sitting room with independent access from the garden, a relaxation room also with exit to the garden, a service bathroom, and a convenient closet.

The sleeping area mainly develops on the first floor, where there are four bedrooms with en-suite bathrooms, an office space, and two pleasant terraces that offer scenic outdoor spaces.

The second floor (tower) finally hosts an additional bedroom with an en-suite bathroom, perfect for ensuring privacy and independence for guests.

To enrich the property, there is a charming **guesthouse** (consisting of a bedroom with an en-suite bathroom) and a further **outbuilding** equipped with a shower and external bathroom.

Outside, the **private garden of 842 m² (0.2 acres)**, fully fenced and screened by a hedge, offers a reserved and welcoming atmosphere, creating an oasis of tranquility in the city center.









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Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italy

www.romolini.com

(+39) 0575 788 948

www.vineyardswineries.com

info@romolini.com