



Rif. 3538



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Tuscany Viareggio

Prestigious early-20th-century villa in Viareggio



DESCRIPTION

In the most prestigious area of **Viareggio's** charming seaside, there is this stunning **luxury villa for sale**.

This property dates back to the early 20th century, but all rooms were carefully renovated in 2006. Refined materials such as floors made of three different kinds of wood, walls covered with Venetian plaster, wall lamps made of Murano glass, and late-19th century embellished cast iron radiators adorn this wonderful two-storey estate, which measures 462 m2 overall and also features an attic.

This **villa** is composed of two residential units, one with access to the road, the other with access to the back. The main body features an elegant and spacious entrance hall, with a majestic white Carrara marble staircase and a wrought-iron staircase leading to the first floor, home to six double bedrooms. The living area is composed of several rooms: a reading room, a music room, a hall with a fireplace and dining area, a study, and a bathroom.

The first floor features a central hallway with a skylight made of decorated glass, this leads to the master bedroom, which measures over 30 m2 and has a breathtaking view of the sea and Viareggio's promenade; the floors in the sleeping area are of refined parquet laid in a herringbone pattern.

A corridor then leads to the other part of the property, which has two floors home to the living and sleeping areas respectively.

This **luxury property for sale in Viareggio** is completed by an external area measuring approximately 220 m²; the part between the two buildings has been paved and covered to create a pleasant conservatory, while the remaining part, which measures approximately 170 m², is a classic and well tended Tuscan garden.

TECHNICAL DETAILS

LOCATION

Elegant and refined, **Viareggio** is one of the most famous coast resorts in Versilia and a tourist destination known all over the elite world, being just two kilometers from the very popular Forte dei Marmi. The night lights make room for a lively and coloured landscape in summer and for wonderful sunset and quietness in winter. In any case, **Viareggio** is always the right place to visit as it displays, during every season, different kinds of attractions: the landscape is unique thanks to the greenery of the hills, the pinewoods, intertwine with the blue of the seashore, to the Carnival and the eclectic, art-nouveau and deco landscape architectures, where Galileo Chini, Lorenzo Viani and P.B. Shelley used to walk through.

Its name derives from the tower in Via Regia, which was built during the XVth century by the inhabitants of Lucca. In that time the harbour became lively and trading was set going, even if the real industrial growth started only some century later and was based mostly on shipyards, as the sea, the big ally of the inhabitants of Viareggio, constituted the starting point to build the fishermen's boats. Nowadays, yachts and posh boats are designed and built in the same shipyards.

This charming town's growing popularity has made it a very sought-after setting where to buy an **elegant luxury villa**.

Region: Tuscany

Province: Lucca

Municipality: Viareggio

Type: luxury villa

Internal surface: 462 m²

External surface: 220 m²

Upper-ground floor: entrance hall, reading room, music room, hall with fireplace and dining area, study, toilet, conservatory, garden, kitchen, spare bedroom, bathroom, ironing room, laundry room, storage closet, central heating, cellar

First floor: 6 double bedrooms, sea-view terrace, closet, 7 bathrooms, storage closet

Attic: space to be customised

Garden

Conservatory



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Torre del Lago 3 km - Forte dei Marmi 22 km - Pisa Airport 20 km – Pisa 22 km - Livorno 44 km -
Lucca 31 km - Florence 106 km

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Price: On Application



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PROPERTY PHOTOS



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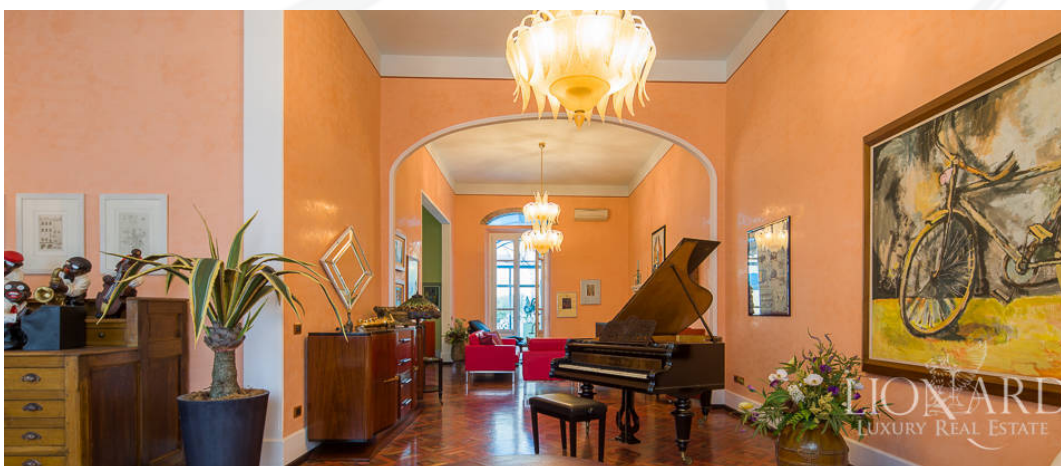


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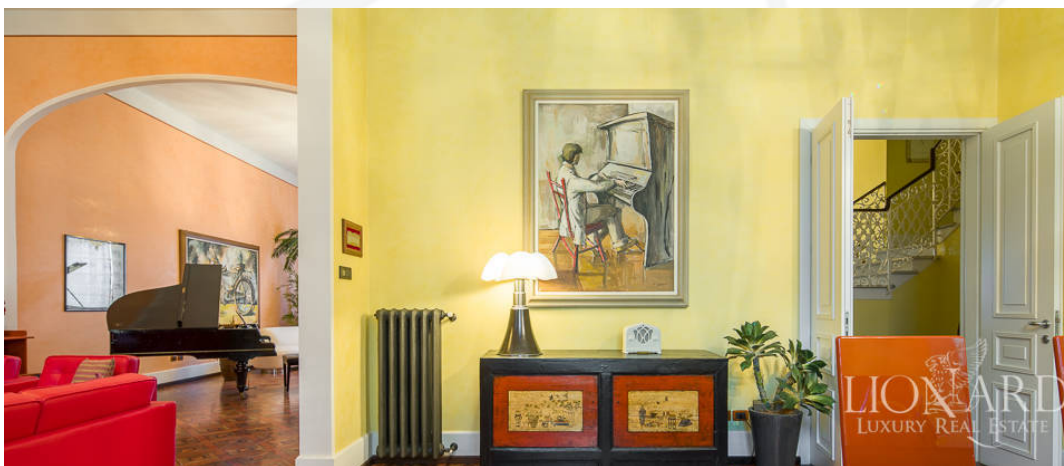
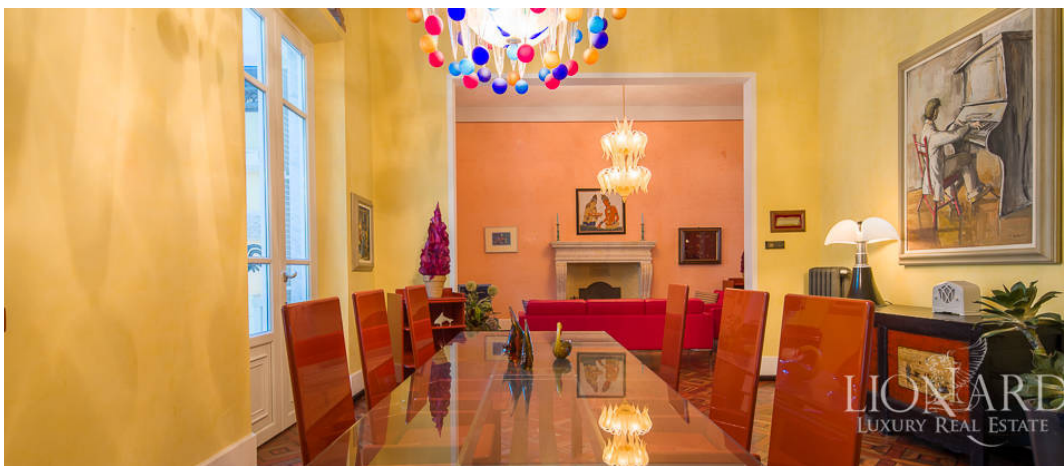
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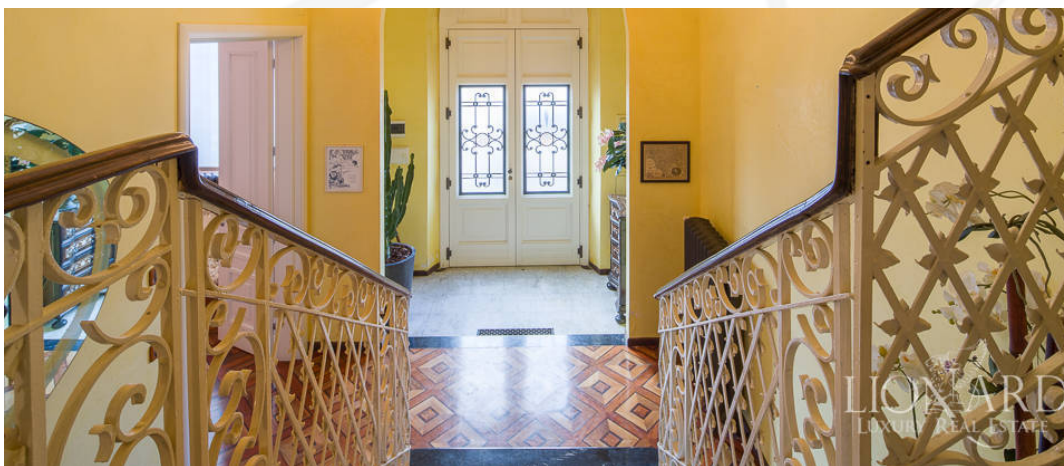
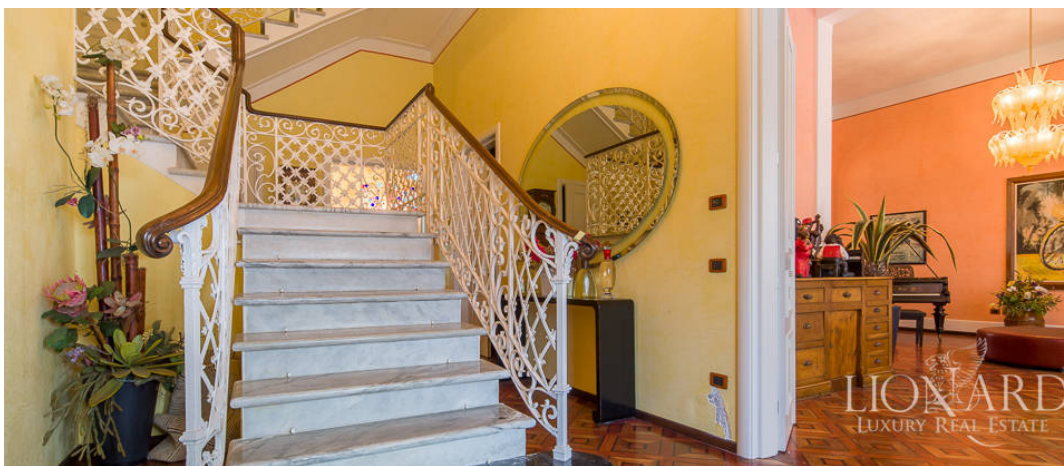


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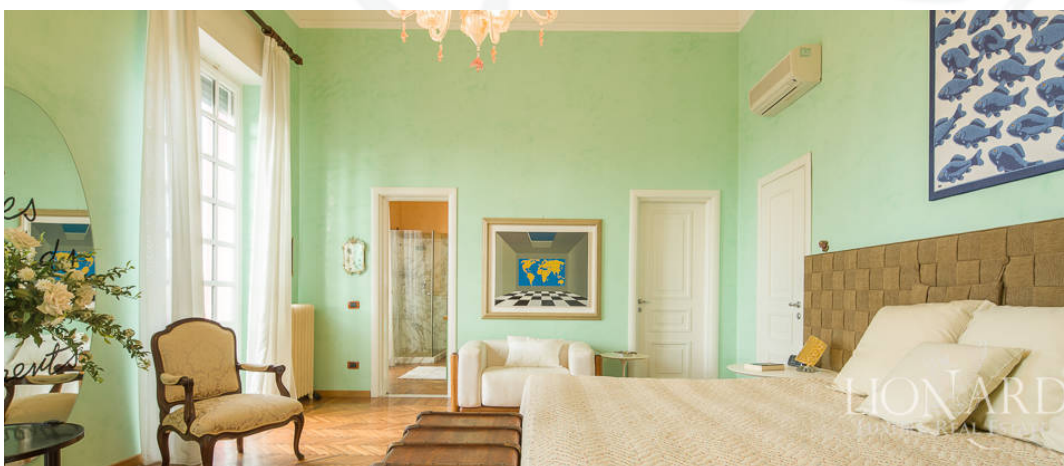
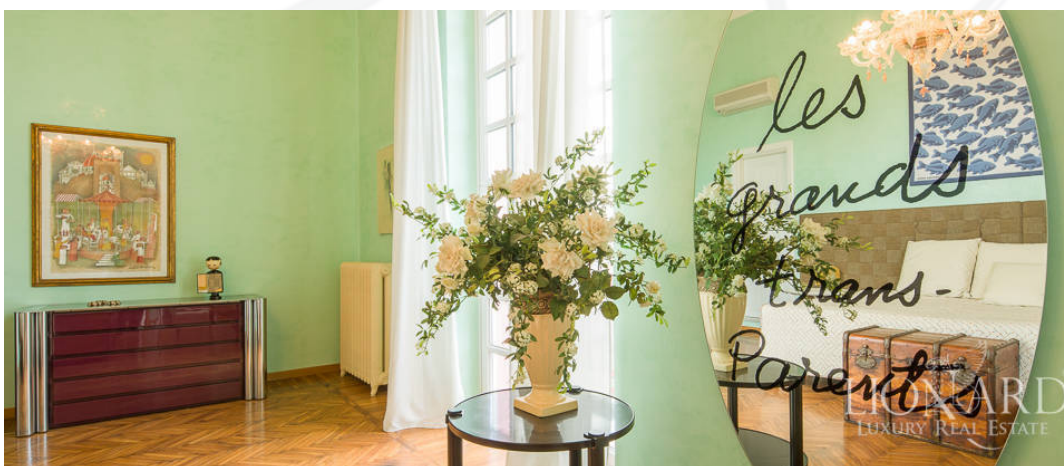


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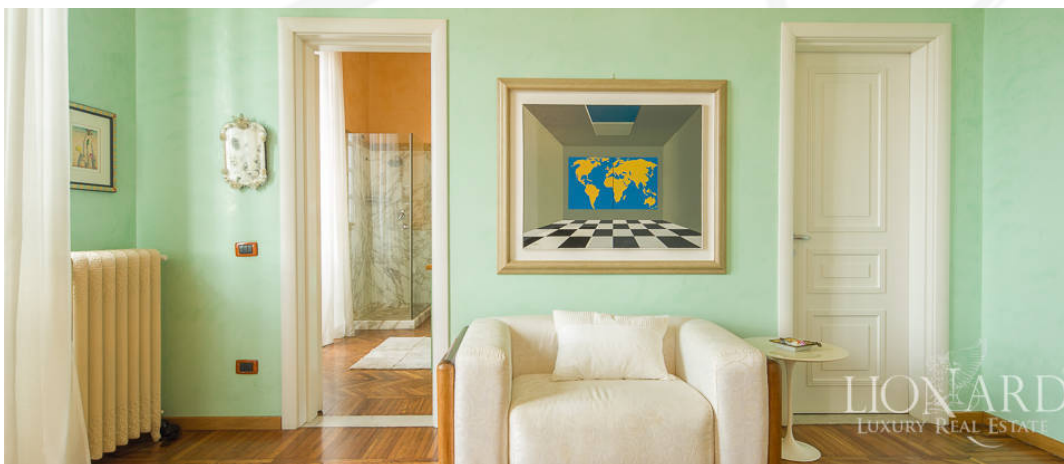


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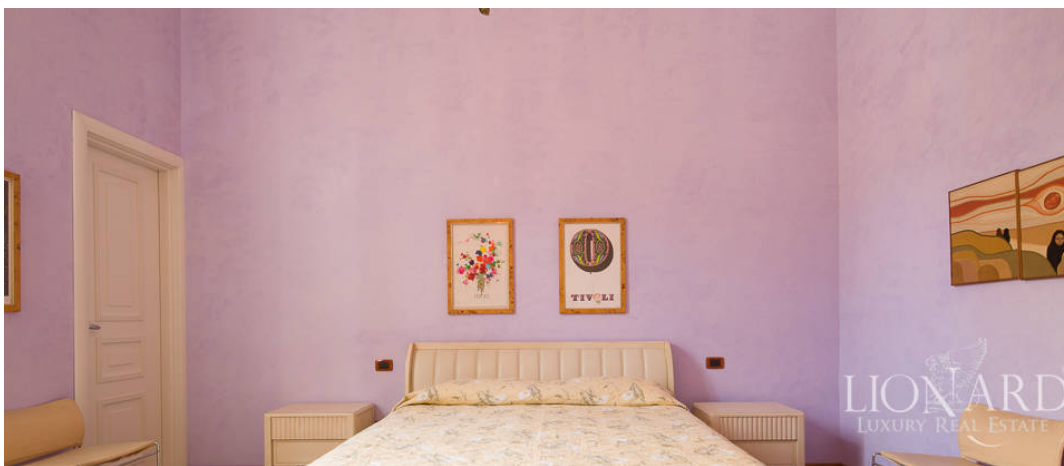


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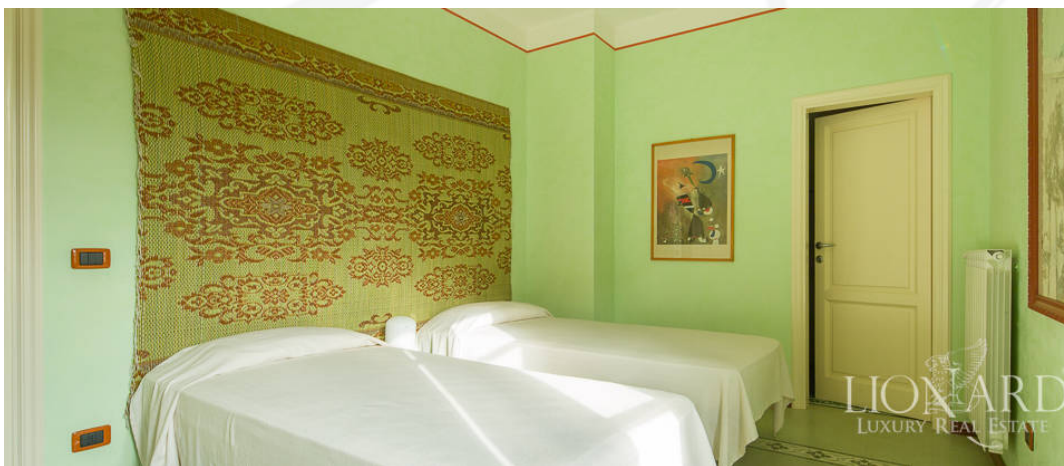


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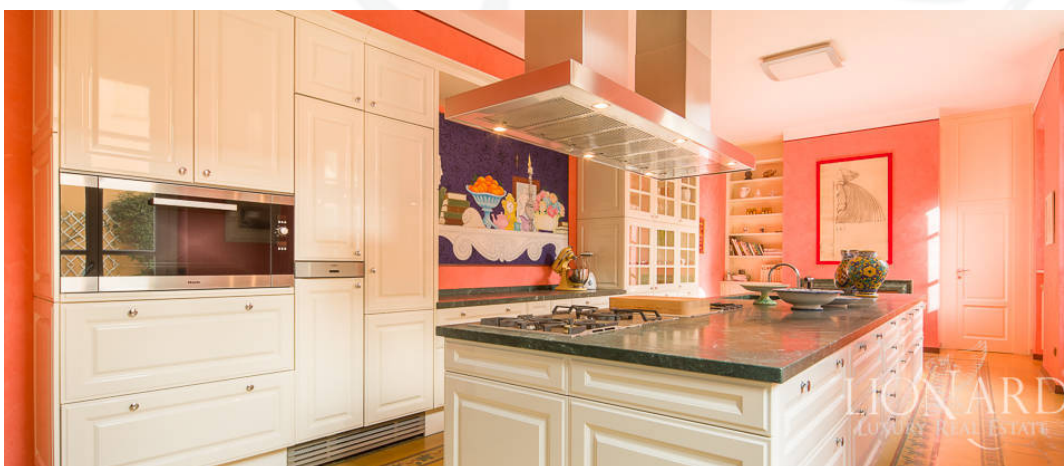


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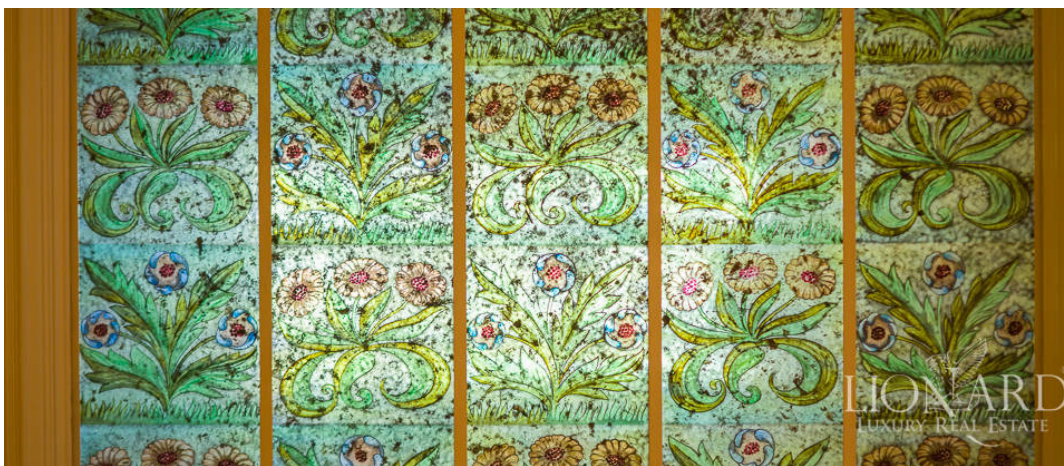


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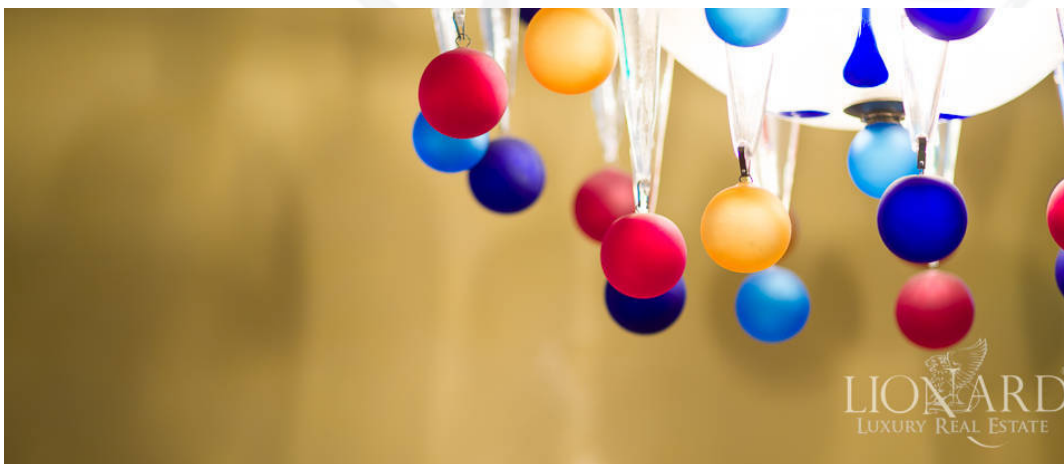
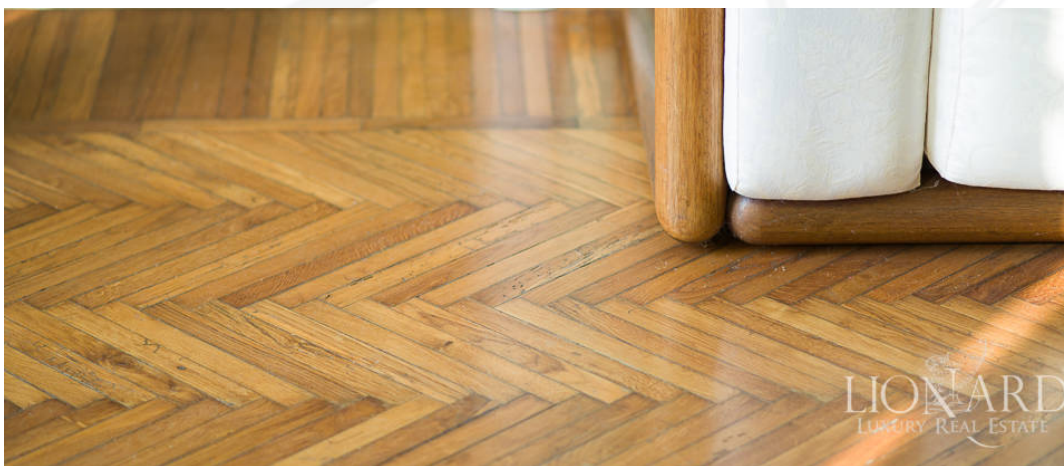


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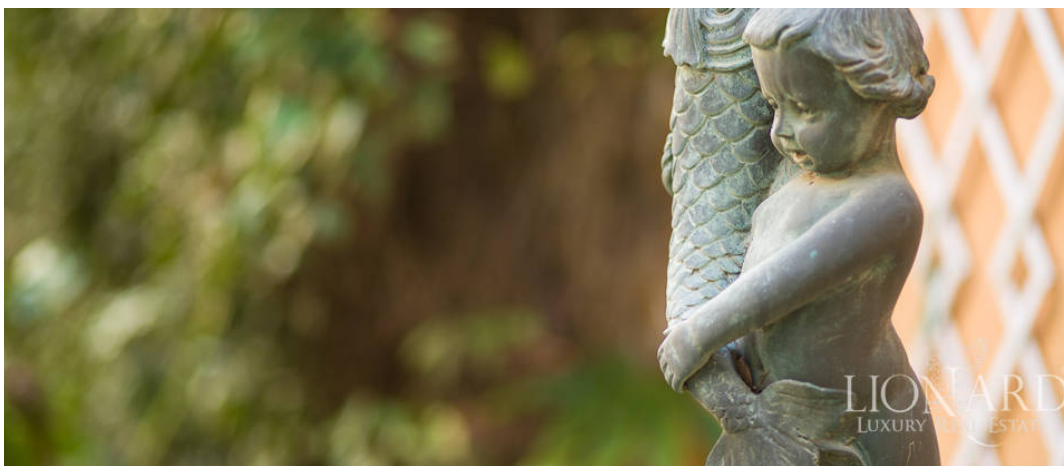


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