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# VIAREGGIO BEAUTIFUL VILLA WITH GARDEN 1 KM FROM THE SEA

VIA DEI COLTIVATORI, VIAREGGIO



 Bedrooms .....	7
 Bathrooms .....	3
 Square meters .....	165.00

## Description

Surrounded by greenery with panoramic views of the Apuan Alps villa free on 4 sides with garden. Its position is strategic as it is very close to the motorway (Lido di Camaiore exit), the beach can be reached in just 5 minutes even with the use of bicycles passing through designated roads.

With double private access gate, the property is spread over three levels, on the ground floor: double living room, 2 double bedrooms, a bathroom with window, eat-in kitchen all surrounded by a loggia and a habitable terrace, on the first floor: 2 double bedrooms with balcony, a single bedroom, 2 attics used as a walk-in closet, a bathroom with window and Jacuzzi. In the basement there is a tavern with a triple room used as a dining room and living room with fireplace, kitchen, a bathroom with window, a laundry room and 2 double bedrooms.

The garden surrounding the villa is equipped with a wood-burning oven, a covered dining area and an above ground swimming pool. The property for residential use is suitable for hosting a large family and has recently been used as a B&B for the summer seasons. The Villa is very close to supermarkets and public services of all kinds.



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