



Exclusive Detached Villa with Pool and Investment Potential in Szczecin

944,000 € (4,000,000 PLN)

Year built 1989 7 Rooms ~700 m²

Description

Exclusive Residence Close to the City Center

Set on a quiet, well-connected estate, this impressive detached home offers exceptional space, privacy, and a beautifully landscaped garden.

Property Highlights

- **Total area:** 700 m²
- **Usable area:** 537 m²
- **Plot size:** 2,797 m²
- **Plot shape:** Rectangular
- **House type:** Detached

- **Year built:** 1989
- **Condition:** Excellent
- **Construction material:** Brick

Interior Layout

Ground floor: - Entrance hall and corridor - 5 bedrooms - 2 bathrooms - Spacious living room with a fireplace and access to the terrace - Bar area - Dining room - Kitchen with a window

Attic: - Large open space - Walk-in wardrobe

Basement: - 2-car garage - Pantry - Technical rooms - Staff/gardener's sanitary facilities

Outdoor Features

- Heated swimming pool, **6 x 10 m**
- Garden barbecue area
- Mature garden with around 3,000 trees and shrubs, including 70-year-old cedars and spruces
- 1 terrace

Comfort and Utilities

- Electricity
- 400V power supply
- Gas connection
- Internet
- Telephone line

Additional Information

The property is located in an area covered by a local zoning plan allowing low-rise multi-family development, which makes it a very attractive option for potential investment use. According to the plan, the area is intended for multi-family buildings, with a maximum building coverage of 40% and up to 4 storeys from the street side.

Details

Detached House for Sale – Gumieńce

- **Property type:** House
- **District / neighborhood:** Gumieńce
- **Total area:** 700 m²
- **Usable area:** 537 m²
- **Plot area:** 2,797 m²
- **Plot shape:** Rectangular
- **House type:** Detached
- **Year built:** 1989
- **Condition / standard:** Ideal
- **Building condition:** Ideal
- **Wall material:** Brick
- **Kitchen type:** With window
- **Bathrooms:** 3
- **WC:** 3
- **Number of floors (including ground floor):** 1
- **Telephone line:** Yes
- **Electricity:** Yes
- **400V power:** Yes
- **Gas connected:** Yes
- **Internet:** Yes
- **Roof covering:** Roof tiles
- **Garage:** Yes
- **Garage spaces:** 3
- **Swimming pool:** Yes
- **Fireplace:** Yes
- **Terrace:** Yes
- **Number of terraces:** 1

Property features

Gas Garage Fireplace Terrace Cellar Garden

Stettin

Szczecin is the largest city in northwestern Poland, located on the Oder river and close to the Szczecin Lagoon. It has a large seaport and a historic old town. Worth seeing are the medieval Chrobry Embankment along the river with a view of the harbour, the old town with its town hall, and numerous museums (such as the National Museum). Although not directly on the sea, a maritime atmosphere is felt here thanks to the river and the lagoon. The climate has continental influences but is cool in summer thanks to Baltic winds.

Note

- The first photo in our gallery has been lightly edited to illustrate how the property could look – for example with a different wall colour. The following images show the actual condition of the property.
- The price shown in euros corresponds to the price in złoty, but due to exchange rate fluctuations it is always an approximate value. Our listings always also state the price in złoty, as requested by the seller.

Notes on Polish real estate practices:

- Limited location information: in Poland it is common practice for property listings not to disclose the exact address of the property.
- Floor plans: detailed floor plans are not always provided in listings.

As a real estate agency, we offer comprehensive support to our clients. We represent you as the buyer.

We work with vetted partners (property valuation, tax and legal advice, sworn translations, renovation of properties in need of refurbishment).

For investment properties, we can also take care of property management.

Personal support – transparent, competent, and in English.

Dream Estate

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Dream Estate Team