



Detached House with Commercial Hall and Garden in Wołczkowo

744,000 € (3,150,000 PLN)

Year built 2000 7 Rooms ~250 m²

Description

Detached House with Large Garden and Commercial Hall

Discover this attractive **detached house** set on a spacious **2,122 m² plot**, offering around **250 m² of usable space** and excellent potential for both comfortable family living and business use.

Interior Layout

Ground floor - Large entrance hall - Open kitchen with dining area - Spacious living room - Bedroom - Study - Bathroom - Separate toilet

The ground floor has been finished with great attention to detail. The kitchen, hall, living room, and corridor feature high-quality tiles, smooth painted walls, and decorative

finishes. The main bedroom includes panel flooring, smooth painted walls, decorative wallpaper accents, and a built-in wardrobe. A second, smaller room is currently used as a study. The bathroom is fitted in modern style with a bathtub, and the separate toilet includes a washbasin.

First floor - Large open space with staircase access from the ground floor - Three separate bedrooms - Wardrobe/dressing room - Bathroom - 2 balconies

The upstairs rooms have smooth painted walls and a bright, airy feel. One of the bedrooms has access to a separate balcony. The bathroom is beautifully finished with modern tiles and a built-in bathtub.

From the hall, there is access to the basement as well as a large **terrace of approx. 20 m²** and the garden.

Basement and Garage

The basement includes **6 rooms** with a height of **2.20-2.50 m**: - Boiler room - Laundry room with drying area - Three large rooms with daylight and windows, suitable for various uses - One smaller room with access to the garage

There is also a **double garage** with two garage doors.

Technical Details and Condition

The entire interior has undergone a thorough renovation and modernization, including: - Walls and flooring - Tiles and bathroom fittings - New exterior façade - Insulation - New roof covering made of metal roof tiles - PVC windows throughout

Additional features: - Gas heating - Gas-powered hot water system with **150 l** tank - Electricity - 400V power - Connected gas supply

Garden and Outdoor Space

The landscaped garden is full of mature trees, shrubs, and flowers, creating a pleasant and private setting.

Additional Business Opportunity

A major advantage of this property is the **freestanding brick hall** with a total area of **180 m²**, ideal for business use. The hall is: - Heated - Naturally lit with windows - Located at ground level - Equipped with a large entrance gate measuring **2.4 m wide x 2.2 m high** - Has a concrete dust-free floor - Features a height of **4-5 m** - Accessible by a hardened road, suitable for truck access - Includes a separate entrance gate

This space is well suited for storage, a warehouse, offices, consulting rooms, or other non-intrusive business activities.

Details

House for sale

- Property type: House
- Total area: 250 m²
- Plot area: 2,122 m²
- Usable area: 250 m²
- House type: Detached
- Year built: 2000
- Standard: Very good
- Building condition: Very good
- Wall material: Brick
- Bathrooms: 2
- WC: 1
- Number of floors (including ground floor): 2
- Hot water source: Gas, two-circuit boiler
- Heating: Gas central heating
- Basement: Yes
- Basement area: 100 m²
- Electricity: Yes
- 400V power supply: Yes
- Gas connected: Yes
- Roof covering: Metal roof tiles
- Attic: Usable
- Garage: Yes
- Garage type: In the building
- Parking spaces in garage: 2
- Garden: Yes
- Walk-in wardrobe: Yes
- Utility room: Yes
- Balconies: 2
- Terrace: Yes
- Number of terraces: 1
- Terrace area: 20 m²
- Bathroom fittings: Bathtub, shower, WC, heated towel rail

Property features

Cellar Gas Garage Garden Wardrobe Terrace Balcony

Völschenhagen

Wołczkowo is a village west of Szczecin, in the Dobra municipality. It is a quiet, typically rural place, surrounded by green areas. It is characterised by scattered development and is ideal for people wanting to escape the hustle and bustle of the city.

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.

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