



Seaside Guesthouse Investment in Chłopy, 200 m from the Baltic Sea

684,000 € (2,899,000 PLN)

Year built 2014 36 Rooms ~680 m²

Description

Charming seaside guesthouse for sale in Chłopy

An attractive and atmospheric guesthouse in the seaside village of Chłopy, built from timber logs and topped with a ceramic tile roof. The location is ideal for holiday rentals, set between two popular seaside resorts: Sarbinowo and Mielno. Just 200 m from the sea, this is a truly special place for guests looking for a relaxing stay by the Baltic coast.

The property sits on a fenced plot of 1,797 m² and includes:

- a main building with 12 en-suite rooms, a TV lounge, and a guest kitchen
- 8 independent wooden cottages:

- 5 three-room cottages with a kitchenette and bathroom, including two bedrooms and a living room
- 3 two-room cottages
- a pavilion of 78 m² with 4 single rooms

The total usable area is approx. 550 m², and the whole property offers around 36 rooms in total. The guesthouse can accommodate approx. 100 guests at once, making it a strong investment opportunity in a highly desirable coastal location.

The property is open year-round and heated by central heating serving both the main building and the cottages, with a boiler equipped with electronic temperature control.

Additional advantages include:

- 17 bathrooms
- 10 terraces
- fireplace
- garden
- space for a swimming pool, sauna, or hot tub
- fully fenced plot
- year of construction: 2014
- very good standard and condition

Utilities and infrastructure:

- electricity
- gas connection
- municipal water supply
- municipal sewage system
- plastic windows

A wonderful opportunity for anyone looking for a seaside property with character, ready to continue operating as a guesthouse or hospitality business.

Details

House for sale

- Property type: House
- Available from: 25.01.2018
- Total area: 680.00 m²
- Plot area: 1,797.00 m²
- Plot shape: Rectangular
- Usable area: 550.00 m²
- Plot ownership: Ownership
- House type: Detached
- Year built: 2014
- Standard: Very good
- Building condition: Very good
- Wall material: Wood
- Number of bathrooms: 17
- Number of floors (including ground floor): 1
- Electricity: Yes
- Gas: Connected
- Sewage system: Municipal
- Water source: Municipal water
- Window type: Plastic
- Roof covering: Ceramic roof tiles
- Attic: Usable
- Garden: Yes
- Fireplace: Yes
- Terrace: Yes
- Number of terraces: 10
- Bathroom fittings: Shower, toilet, washbasin

Property features

Gas Garden Fireplace Terrace

Bauerhufen

Chłopy is an idyllic fishing village on Poland's western coast, southwest of Mielno. It has a wide, flat sandy beach surrounded by dunes. In Chłopy you can see traditional wooden houses and enjoy the calm of a rural coastal village. The sea water here is calm and clear. The climate is mild and maritime, as the Baltic moderates the weather.

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).

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