



Modern Passive Semi-Detached House Near Forest in Buk

588,000 € (2,490,000 PLN)

Year built 2020 5 Rooms ~183 m²

Description

Modern Passive Semi-Detached House in a Peaceful Green Setting

A unique, modern **passive semi-detached house** for buyers who value comfort, energy efficiency, and proximity to nature. Set on a flat, rectangular plot, the property is located right by the forest and recreational cycling paths connecting nearby towns. It offers privacy, tranquillity, and excellent access to the city and local attractions.

Layout

- **Ground floor:** spacious living room with a fireplace and water jacket, large kitchen with pantry, hallway with access to the garage, guest toilet, and utility room

- **First floor:** three bedrooms and a large bathroom with a window, finished in a modern style
- **Attic:** adapted as an additional room with a guest WC

The interior has been carefully finished, including bathrooms, doors, and trim details. The kitchen features large, custom-built cabinetry and modern appliances, creating a functional and elegant space.

Technical specifications

- **Total area:** 183.30 m²
- **Usable area:** 151.10 m²
- **Attic area:** 39 m²
- **Garage:** 20 m²
- **Plot size:** 578 m²
- **Year built:** 2020
- **House type:** semi-detached
- **Condition:** very good
- **Standard:** for finishing
- **Construction material:** Ytong
- **Roof:** ceramic tile
- **Windows:** triple-glazed, suitable for passive houses
- **Flooring:** panels, terracotta, tiles
- **Fence:** metal

Energy-efficient and modern installations

- Ground heat exchanger with heat recovery ventilation
- Solar collectors, 10 kW
- Underfloor heating designed for solar system efficiency
- Fireplace with water jacket
- Integrated heating system combining fireplace, solar collectors, and gas boiler
- 5.5 kW photovoltaic installation
- Electrical and conduit preparation for a home wind turbine
- Air-conditioning installation prepared for every room

- Smart home electrical system, including cabling for smoke, carbon monoxide, humidity, temperature, and sunlight sensors
- INNOVA BEE 1300 hot water re-circulator in the shower
- Electrical preparation for charging a fully electric car in the garage
- IP monitoring system
- Private water intake
- Full automation

Outside

In front of the house, the owner has built a carport with a storage room. The property is surrounded by a solid vertical fence, ensuring safety and privacy.

Location

- **300 m** to the nearest public transport bus stop
- **800 m** to the forest and an approx. **8 km** recreational route
- **2 km** to the lake
- Asphalt road plus concrete road slabs
- About **10 minutes on foot** to the local sports field

This is an ideal home for those seeking a peaceful lifestyle close to nature, without giving up high-quality living and modern convenience.

Details

Semi-detached house for sale

- Property type: House
- Plot location: Flat terrain
- Total area: 183.30 m²
- Plot area: 578.00 m²
- Plot shape: Rectangular
- Usable area: 151.10 m²
- House type: Semi-detached
- Year of construction: 2020
- Standard: For finishing
- Building condition: Very good
- Wall material: Ytong
- Kitchen type: Open-plan
- Bathrooms: 3
- WC: 1
- Number of floors, including ground floor: 1
- Hot water source: Dual-circuit gas boiler

- Heating: District heating, electric heating, fireplace, heat pump
- Electricity: Yes
- 400V power: Yes
- Gas connected: Yes
- Sewage system: Municipal
- Alarm: Yes
- Monitoring: Yes
- Window type: Plastic
- Roof covering: Ceramic roof tile
- Flooring: Panels, terracotta, tiles
- Fence type: Metal
- Garage: Yes
- Garage spaces: 1
- Walk-in wardrobe: Yes
- Balconies: 1
- Terrace: Yes
- Terraces: 1
- Nearest forest: Nearby
- Nearest lake: Nearby
- Nearest primary school: Nearby

Property features

Gas Garage Wardrobe Terrace Garden

Buch

Buk lies in the border belt and offers a setting close to nature with good infrastructure. Restaurants and shops on the German side are just a few minutes away – ideal for families and people working in both countries.

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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