



Detached House with Winter Gardens for Living or Business in Szczecin

448,000 € (1,899,000 PLN)

Year built 1992 6 Rooms ~390 m²

Description

Detached House with Winter Gardens in Warszewo

A unique detached house in the sought-after *old Warszewo* area, offering flexible use and a spacious layout ideal for both living and business purposes.

Key features

- Total area: **390 m²**
- Usable area: **285 m²**
- Plot area: **334 m²**
- Built in **1992**
- Very good building condition

- Brick construction
- Ceramic tile roof
- Usable attic

Layout and interiors

The house is arranged over **2 floors** and includes:

Ground floor - A ready-to-use commercial space, previously arranged as a gastronomic venue - Separate entrance - Separate electricity meter - High-power electricity connection - Fully equipped kitchen adapted for business use - Bar area - Additional room with toilet - Approx. **30 m2** warm winter garden

First floor - Large living room with fireplace - Dining area - Access to a glazed, heated winter garden - 2 bedrooms - Bathroom with hydromassage bathtub - Separate kitchen

Second floor - Large bedroom - Study - Small room, currently used as a mini gym - Spacious bathroom with bathtub, shower and toilet - Sauna - Spiral wooden stairs leading to the usable attic

Additional highlights

- 2 warm winter gardens: **30 m2** on the ground floor and **16 m2** on the first floor
- 1 cold winter garden on the ground floor: **12 m2**
- Oak plank flooring in the rooms
- Decorative plaster ceilings on the ground floor and in the first-floor living room
- Wooden interior joinery
- PVC windows with tinted glass and anti-burglary shutters
- Internal heights: **3.4 m** on the ground floor, **2.4 m** on the first floor, **2.2 m** on the second floor

Comfort and utilities

- New Buderus boiler installed in **2020**
- 2 fireplaces
- Electricity
- 400V power connection

- Gas connection
- Internet
- Monitoring system

Outdoor area

- Garage
- Wooden carport
- Terrace

Location

The house is located in the central part of the district, with convenient access to public transport. Its layout also allows for adaptation into office space or other business use.

Energy performance

- EU: **55.5 kWh/(m2 year)**
- EK: **79.3 kWh/(m2 year)**
- EP: **88.7 kWh/(m2 year)**
- ECO2: **0.01612 t CO2/(m2 year)**
- Share of renewable energy in annual final energy demand: **0.00%**

Details

Detached House for Sale – Warszewo

- **Property type:** House
- **Location:** Warszewo
- **Total area:** 390.00 m²
- **Usable area:** 285.00 m²
- **Plot area:** 334.00 m²
- **Plot ownership:** Ownership
- **House type:** Detached
- **Year built:** 1992
- **Condition:** Good
- **Building condition:** Very good
- **Wall material:** Brick
- **Kitchen type:** Separate
- **Bathrooms:** 3
- **Number of floors:** 2
- **Electricity:** Yes
- **400V power:** Yes
- **Gas connected:** Yes
- **Internet:** Yes
- **Monitoring:** Yes
- **Windows:** Plastic
- **Roof covering:** Ceramic tiles
- **Attic:** Usable

- **Garage:** Yes
- **Garage spaces:** 1
- **Sauna:** Yes
- **Fireplace:** Yes
- **Terrace:** Yes
- **Number of terraces:** 1
- **Bathroom fittings:** Shower, bathtub

Property features

Gas Garage Fireplace Terrace 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).

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