



Charming Rural Estate in Węgorzyno Near Lake Woświn on 2 Hectares

283,000 € (1,200,000 PLN)

Year built 1930 5 Rooms ~240 m²

Description

Rural Estate on Over 2 Hectares

A charming countryside estate set in a beautiful location within the buffer zone of the Ińsko Landscape Park, in the Ostoja Ińska area. The property is ideal for agritourism, a peaceful lifestyle, or an active holiday retreat.

Property Overview

- **Detached house** of approx. **240 m²**
- **Barn with garage** and **summer kitchen** of approx. **140 m²**
- **Greenhouse**
- **Plot size: 21,000 m²** (over 2 hectares)

House

The main house has the character of a traditional old rural estate and offers: - 5 rooms - Large kitchen with a window - 2 bathrooms - 2 separate toilets - Basement - Fireplace - Walk-in wardrobe

Additional Buildings

The barn has been prepared for a billiards area and a jacuzzi, and could also be converted into a separate apartment or guest rooms.

The summer kitchen is fully equipped.

Land and Surroundings

Part of the garden is an old, very well-kept orchard. Around **2 hectares** of agricultural land are currently leased and cultivated. There is also the possibility to purchase additional land.

The property is located close to Lake Woświn, the largest lake in the Ińsko Lake District, just **2 km** away.

Technical Details

- **House type:** Detached
- **Year built:** 1930
- **Condition:** Good, with minor renovation needed
- **Building standard:** Good
- **Walls:** Brick
- **Roof:** Tiled
- **Windows:** New wooden windows
- **Electricity:** Yes
- **Refrigerator:** Yes
- **Garage:** Yes, for 3 cars
- **Ownership:** Full ownership

This is a wonderful opportunity for anyone looking for a spacious countryside home with great potential in a scenic and tranquil setting.

Details

House for sale

- **Property type:** House
- **Total area:** 240 m²
- **Plot area:** 21,000 m²
- **Usable area:** 240 m²
- **Plot ownership:** Ownership
- **Share in the plot:** 1
- **House type:** Detached
- **Year built:** 1930
- **Condition:** Requires minor renovation
- **Building condition:** Good
- **Wall material:** Brick
- **Kitchen type:** With a window
- **Bathrooms:** 2
- **Basement:** Yes
- **Electricity:** Yes
- **Fridge:** Yes
- **Windows:** New wooden
- **Roof covering:** Tile
- **Garage:** Yes
- **Parking spaces:** 3
- **Walk-in wardrobe:** Yes
- **Fireplace:** Yes

Property features

Cellar Garage Wardrobe Fireplace Garden

Wangerin

Węgorzyno is located on the western shore of Lake Węgorzyno. A waterside promenade, water sports centres and a charming landscape attract tourists and investors alike. Secure yourself a lakeside apartment with a panoramic view.

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.

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