



New Detached Single-Storey House in Bobolin with Garden and Garage

307,000 € (1,300,000 PLN)

Year built 2022 4 Rooms ~179 m²

Description

New Detached Single-Storey House in Bobolin

This newly built single-storey family house offers a well-thought-out layout, modern accents, and plenty of natural light. With **142 m² of usable space** and a **plot of 1,152 m²**, it is an excellent choice for a family looking for comfort, privacy, and a spacious setting.

The home combines a classic shape with contemporary details such as a light façade with stone elements and contrasting dark window joinery. The functional layout clearly separates the **day zone** from the **night zone**, creating a comfortable and practical living environment.

Layout

The entrance area includes a practical **vestibule** leading to the main hall or directly to the **single-car garage**, which is connected to the boiler room.

The **day zone** is located near the entrance and features: - a spacious **living room** with fireplace area - a **kitchen with a window** - a **pantry**

The large living room offers many interior arrangement possibilities, and the wide windows provide excellent daylight from two sides. Thanks to the orientation of this part of the house, the interior benefits from sunlight both at midday and in the afternoon.

The **night zone** is located deeper in the house and includes: - **3 bedrooms** - **2 bathrooms**

This layout ensures peace, privacy, and a clear separation from the more active part of the home.

Property Details

- **Property type:** House
- **House type:** Detached
- **Year built:** 2022
- **Condition:** Developer standard / unfinished
- **Usable area:** 142 m²
- **Total area:** 179 m²
- **Plot area:** 1,152 m²
- **Plot shape:** Rectangular
- **Plot dimensions:** 24 m x 47 m
- **Floors:** 1
- **Kitchen:** With window
- **Bathrooms:** 2
- **Garage:** Yes, 1 space
- **Garden:** Yes

Room Areas

- Vestibule: 5.81 m²
- Hall: 16.13 m²
- Living room: 28.67 m²
- Kitchen: 11.74 m²
- Pantry: 1.15 m²
- Room: 16.25 m²
- Room: 11.84 m²
- Room: 15.52 m²
- Bathroom: 6.88 m²
- Bathroom: 3.84 m²
- Boiler room: 5.38 m²
- Single-car garage: 18.92 m²

Building Parameters

- **Roof type:** Hip roof
- **Roof pitch:** 25°
- **Building height:** 6.69 m

Included in the Price

- Paved driveway and entrance path
- Underfloor heating
- Gypsum-lime plaster
- Water and sewage installation
- Electrical installation
- Plot fencing, with the front left for individual arrangement
- High-quality triple-glazed windows with electric external shutters
- Ceramic roof tiles
- Solbet walls
- 20 cm polystyrene insulation, 30 cm roof insulation
- Heat pump with summer cooling function for every room and temperature control installation possibility
- Lightweight ceiling with attic adaptation potential of approx. 20 m²

- Electrical wiring prepared for entrance gate and intercom
- Wiśniowski garage door with electric drive
- Granplast plinth

This home stands out for its practical and family-friendly layout, bright living spaces, and spacious surroundings.

Details

House for sale

- **Property type:** House
- **Total area:** 179.00 m²
- **Usable area:** 142.00 m²
- **Plot area:** 1,152.00 m²
- **Plot width:** 24.00 m
- **Plot length:** 47.00 m
- **Plot shape:** Rectangular
- **Plot ownership:** Ownership
- **House type:** Detached
- **Year built:** 2022
- **Condition:** Developer standard
- **Building condition:** For finishing
- **Wall material:** Silicate
- **Kitchen type:** With window
- **Kitchen area:** 11.74 m²
- **Bathrooms:** 2
- **Bathroom areas:** 6.88 m² + 3.84 m²
- **Room areas:** 28.67 m² + 16.25 m² + 15.52 m² + 11.84 m²
- **Number of floors:** 1
- **Electricity:** Yes
- **400V power supply:** Yes
- **Gas connection:** Yes
- **Roof covering:** Roof tiles
- **Garage:** Yes
- **Garage spaces:** 1
- **Garden:** Yes

Property features

Gas Garage Garden

Böbbelin

Bobolin is a small village in the western part of the West Pomeranian voivodeship, just a few kilometres from the Polish-German border. Its peaceful setting amid greenery and its proximity to Szczecin and border crossings make Bobolin an ideal place for anyone who wants to live close to nature while working or investing abroad. Spacious plots and good accessibility especially attract families, those seeking peace and quiet, and investors.

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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