



## Spacious Detached House with Lagoon View in Kamień Pomorski

**590,000 € (2,500,000 PLN)**

Year built 1988    13 Rooms    ~300 m<sup>2</sup>

### Description

#### Multi-Generational Detached House with Lake View in Kamień Pomorski

A spacious detached house located by the lagoon in Kamień Pomorski, offering beautiful views of Zalew Kamieński. This property combines a peaceful, private setting with excellent access to the town center and nearby amenities.

The house has a **usable area of 317 m<sup>2</sup>** and stands on a **681 m<sup>2</sup> rectangular plot**. It is arranged over **three levels** and comprises **three independent apartments**, making it an excellent option for a large family home or an investment property such as a guesthouse or rental rooms.

## Layout

- **Ground floor:** 3-room apartment, **80 m<sup>2</sup>**
- **1st floor:** 5-room apartment, **117 m<sup>2</sup>**
- **2nd floor:** 5-room apartment, **120 m<sup>2</sup>**

Additional features on the ground floor include: - a utility room with basement space - a garage

There is also an attic/loft space reached by an additional staircase.

## Condition and features

- Two apartments are in very good condition and have been renovated
- One apartment requires a full renovation
- Individual heating and hot water supply in each apartment via gas boiler
- Brick construction
- Built in **1988**
- Small renovation needed
- Plastic windows
- City gas, electricity, 400V power, municipal water, municipal sewage, internet

## Plot and surroundings

The property is set on a beautifully maintained plot with numerous plantings. The entire area is fenced, well cared for, and the driveway in front of the entrance is paved with concrete blocks. The garden adds to the welcoming and private feel of the home.

## Location

This is a highly attractive location: close to the town center, yet tucked away on a quiet side street. The marina is nearby, and the property offers a lovely open view of the lagoon. Kamień Pomorski is also conveniently located about **8 km from the sea**, with easy access to popular seaside resorts such as **Dziwnów, Dziwnówek, and Pobierowo**.

A great opportunity for those looking for a spacious home with income potential in a peaceful coastal setting.

## Details

### House for sale

- **Property type:** House
- **Total area:** 300 m<sup>2</sup>
- **Usable area:** 317 m<sup>2</sup>
- **Plot area:** 681 m<sup>2</sup>
- **Plot shape:** Rectangular
- **Plot ownership:** Freehold
- **House type:** Detached
- **Year built:** 1988
- **Condition:** Needs minor renovation
- **Building condition:** Needs minor renovation
- **Wall material:** Brick
- **Number of floors:** 2
- **Heating:** Gas central heating
- **Hot water:** Double-circuit gas boiler
- **Basement:** Yes
- **Electricity:** Yes
- **400V power supply:** Yes
- **Gas connection:** Yes
- **Sewerage:** Municipal
- **Water supply:** Municipal water
- **Internet:** Yes
- **Windows:** Plastic
- **Roof covering:** Eternit
- **Garage:** Yes
- **Garden:** Yes

## Property features

Cellar   Gas   Garage   Garden

## Cammin in Pommern

Kamień Pomorski lies at the mouth of the Dziwna and on the shore of a small lake. This historic small town combines culture with water sports opportunities. Invest in a townhouse flat with a river view or in a modern detached house by the lake – the perfect balance between city life and nature.

## 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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