



Investment Holiday House in Kołobrzeg with Guest Room Rental Potential

354,000 € (1,499,900 PLN)

Year built 1977 8 Rooms ~260 m²

Description

Holiday House for Sale in Kołobrzeg

A holiday house in Kołobrzeg, suitable for immediate use and for renting out rooms on the ground floor and first floor. The remaining rooms in the basement and under the terrace require renovation, offering excellent potential to expand the usable space and create additional guest rooms. At present, the property offers **3 double rooms and 3 quadruple rooms**.

From the beginning, the house was used as a guesthouse. In the past, it also included a canteen used by many people staying in similar properties.

Layout

Basement / lower level: - Garage - Additional rooms in need of renovation

Ground floor: - Kitchen - Bathroom with toilet - 1 double room - 1 quadruple room

First floor: - Kitchen - Bathroom with toilet - Separate toilet - 2 double rooms - 2 quadruple rooms - Terrace - 2 balconies

Key Features

- Approx. **260 m²** total area
- **525 m²** plot
- Approx. **200 m²** usable area
- Detached house
- Built in **1977**
- Brick and silicate construction
- Plastic windows
- Flat roof covered with roofing felt
- City water and sewage
- Electric heating and hot water
- Asphalter road access

Equipment

- Furniture
- Built-in kitchen
- Fridge
- Oven

A property with strong investment potential in a popular seaside location, ideal for continuing guest accommodation or developing further rental space.

Details

House for sale

- **Property type:** House
- **Total area:** 260 m²
- **Plot area:** 525 m²
- **Usable area:** 200 m²
- **House type:** Detached
- **Year built:** 1977
- **Condition:** Requires renovation
- **Building condition:** Needs minor renovation
- **Wall material:** Silicate
- **Kitchen type:** With window
- **Bathrooms:** 2
- **Basement:** Yes
- **Electricity:** Yes
- **Gas connected:** Yes
- **Fridge:** Yes
- **Gas heater:** Yes
- **Windows:** Plastic
- **Roof covering:** Felt roofing
- **Garage:** Yes
- **Garage spaces:** 4
- **Balconies:** 2
- **Terrace:** Yes
- **Terraces:** 1

Property features

Cellar Gas Garage Terrace Balcony

Kolberg

Location and overview

Kołobrzeg is a port and spa town in the West Pomeranian voivodeship in northwestern Poland. It lies at the mouth of the river Parsęta on the Baltic. Kołobrzeg has around 47,000 residents and is known as a long-standing seaside resort and sea harbour.

Beach and spa

The town has extensive sandy beaches stretching along a spit between the sea and the river. Along the beach promenade are spa facilities, cafés and spa houses. Kołobrzeg's healing climate is reinforced by brine baths fed from natural saline springs. The sea dyke with its spa park invites long walks.

Sights

Kołobrzeg's landmarks include the historic 17th-century lighthouse and remnants of the medieval town fortifications. The old town has a beautiful co-cathedral and numerous villas from the imperial era. Excursion boats depart from the harbour. Kołobrzeg combines urban culture with Baltic flair and has a temperate maritime climate.

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.

Personal support – transparent, competent, and in English.

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