



Spacious Residence with Garden and Office Potential in Mierzyn

697,000 € (2,950,000 PLN)

Year built 1999 8 Rooms ~470 m²

Description

Elegant Residence in Mierzyn

A beautiful, spacious residence-style home with a **usable area of 405 m²** and a **total area of 470 m²**, set on a **3,600 m² rectangular plot** in Mierzyn.

This property is designed for comfortable family living and offers excellent potential for a home-based business, such as an office or consulting practice, while still preserving privacy for everyday life. The house is well insulated, built with high-quality materials, and thoughtfully laid out.

Property highlights

- Residence-style house, built in 1999

- Very good standard, building in good condition
- Brick construction
- Ceramic tile roof
- 3 garage spaces in total
- 2 separate entrances to the property
- 4 balconies
- 2 terraces
- Garden, walk-in wardrobe, and fireplace

Layout

Ground floor, approx. 300 m²: - Entrance hall - Open kitchen with dining area - Large panoramic window and access to the beautiful garden - Bright living room with fireplace and heat distribution to all rooms - Additional garden access from the living room - Winter garden - Two additional rooms - Recreation room, currently used as a billiard room - Bathroom - Utility room

Upper floor: - Four bedrooms - Two bathrooms - Balcony access from each bedroom - One bedroom with a spacious en-suite bathroom - Additional area with a shower, planned sauna, and relaxation space - Technical room with heating systems and solar equipment - Shared terrace

Comfort and features

The house is highly economical to maintain thanks to: - 4 solar panels - Dual-circuit gas boiler for heating - Separate gas boiler for hot water in the summer

Additional features include: - Underfloor heating on the ground floor and in bathrooms - Radiators on the upper floor - Fireplace with heat distribution - Central vacuum system - Anti-burglary shutters on windows - Electricity and gas connections

Garden and plot

The landscaped garden includes abundant greenery and a small pond. The plot has two independent access points, which makes the property especially suitable for combining private living with business use.

The home has an attractive architectural form and a very functional room arrangement. It does require refreshing and renovation to restore it to its former condition.

A wonderful property for buyers looking for space, privacy, and versatility.

Details

- **Property type:** House
- **Available from:** 11/05/2014
- **Previous price:** €506,682 (PLN 2,199,000)
- **Total area:** 470.00 m²
- **Plot area:** 3,600.00 m²
- **Plot shape:** Rectangular
- **Usable area:** 405.00 m²
- **Ownership of land plot:** Ownership
- **House type:** Residence
- **Year built:** 1999
- **Standard:** Very good
- **Building condition:** Good
- **Wall material:** Brick
- **Kitchen type:** With window
- **Number of WC:** 3
- **Electricity:** Yes
- **Gas connected:** Yes
- **Roof covering:** Ceramic roof tiles
- **Garage:** Yes
- **Garage spaces:** 3
- **Garden:** Yes
- **Walk-in wardrobe:** Yes
- **Fireplace:** Yes
- **Number of balconies:** 4
- **Terrace:** Yes
- **Number of terraces:** 2

Property features

Gas Garage Garden Wardrobe Fireplace Terrace Balcony

Möhringen

Mierzyn is a large and fast-growing village directly bordering Szczecin to the west, part of the Dobra municipality. In recent years it has become a preferred place to live for people commuting to work in Szczecin, characterised by modern infrastructure, new housing developments and good connections to the city. Despite its size, Mierzyn partly retains a village character, offering both proximity to urban amenities and opportunities for recreation in 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).

For investment properties, we can also take care of property management.

Personal support – transparent, competent, and in English.

Dream Estate

#403834

Dream Estate Team