



## Spacious Detached House in Szczecin Gumieńce with Business Potential

**375,000 € (1,590,000 PLN)**

Year built 1989   9 Rooms   ~314 m<sup>2</sup>

### Description

#### Spacious Multi-Generational Detached House in Gumieńce

We are pleased to present a large, versatile detached house in the sought-after Gumieńce district. Thanks to an additional extension of approx. 70 m<sup>2</sup>, which previously operated as a pub, the property also offers excellent potential for running a business.

#### Layout

**Ground floor:** - entrance hall - living room - separate kitchen - WC - study

From the living room, there is access to a glazed terrace, currently used as a winter garden.

**First floor:** - 4 bedrooms - bathroom

**Attic:** - converted into a 3-room apartment with a separate kitchen and bathroom

## Property highlights

- detached house
- quiet one-way street with quick access to the city
- garage and parking for up to 5 cars on the plot
- glazed terrace of 20 m<sup>2</sup>
- wardrobe
- brick construction
- roof finished with tiles
- very good building condition
- good overall standard

## Technical information

- total area: 314 m<sup>2</sup>
- usable area: 235.70 m<sup>2</sup>
- plot area: 414 m<sup>2</sup>
- rectangular plot
- year built: 1989
- 2 floors including ground floor
- 2 bathrooms
- 3 WC
- separate kitchen
- electricity and 400V power supply
- gas connected

An ideal home for a large family, with additional space that can be adapted for residential or business use.

## Details

### Detached House for Sale | Gumieńce

- **Property type:** House
- **Available from:** 01.01.2020
- **Previous price:** €320,276 (PLN 1,390,000)
- **District / estate:** Gumieńce
- **Total area:** 314.00 m<sup>2</sup>
- **Plot area:** 414.00 m<sup>2</sup>
- **Plot shape:** Rectangular
- **Usable area:** 235.70 m<sup>2</sup>
- **Ownership type of the plot:** Ownership
- **House type:** Detached
- **Year built:** 1989
- **Condition:** Good
- **Building condition:** Very good
- **Wall material:** Brick
- **Kitchen type:** Separate
- **Bathrooms:** 2
- **Toilets:** 3
- **Number of floors (including ground floor):** 2
- **Electricity:** Yes
- **400V power supply:** Yes
- **Gas connected:** Yes
- **Roof covering:** Roof tiles
- **Garage:** Yes
- **Parking spaces in garage:** 2
- **Walk-in wardrobe:** Yes
- **Terrace:** Yes
- **Number of terraces:** 1
- **Terrace area:** 20 m<sup>2</sup>

## Property features

Gas   Garage   Wardrobe   Terrace   Garden

## Stettin

Szczecin is the largest city in northwestern Poland, located on the Oder river and close to the Szczecin Lagoon. It has a large seaport and a historic old town. Worth seeing are the medieval Chrobry Embankment along the river with a view of the harbour, the old town with its town hall, and numerous museums (such as the National Museum). Although not directly on the sea, a maritime atmosphere is felt here thanks to the river and the lagoon. The climate has continental influences but is cool in summer thanks to Baltic winds.

## 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**

**#410176**

**Dream Estate Team**