



Modern Single-Storey Detached House in Bobolin Near Szczecin

354,000 € (1,500,000 PLN)

Year built 2022 4 Rooms ~180 m²

Description

Detached House in Bobolin near Szczecin

A modern **single-storey detached house** in developer's condition, located in Bobolin, just **15 minutes from Szczecin city centre**. This is a great option for a family looking for comfort, space, and a well-planned layout with a clear division between the living and sleeping areas.

The house offers a **total area of 179.52 m²** and sits on a **1,152 m²** flat, rectangular plot. The functional layout includes:

- **Living room:** 26.67 m², with a fireplace and access to the terrace
- **Open-plan kitchen:** 11.74 m²

- **Pantry:** 1.15 m²
- **3 bedrooms:** 16.25 m², 15.52 m², 11.84 m²
- **2 bathrooms:** 6.88 m² and 3.84 m²
- **Boiler/laundry room:** 5.38 m²
- **Hall:** 16.13 m²
- **Entrance vestibule:** 5.81 m²
- **Integrated single garage:** 18.92 m²

Thanks to the south-facing layout, the living room and terrace enjoy plenty of natural light for most of the day, creating a pleasant space for relaxing and spending time in the garden.

Key features included

- Paved driveway and entrance path
- Underfloor heating
- Gypsum-lime plaster
- Water and sewage installation
- Electrical installation
- Plot fencing, with the front area left for your own design
- High-quality triple-glazed windows with electrically controlled external shutters
- Ceramic roof tiles
- Silicate wall material
- 20 cm external insulation and 30 cm roof insulation
- Heat pump with cooling function for summer
- Lightweight ceiling with attic adaptation potential of approx. 20 m²
- Electrical connection for entrance gate and intercom
- Wiśniowski garage door with electric drive
- Granplast plinth finish

Additional advantages: - Possibility to adapt the attic and gain approx. 20 m² - Quiet residential street - Public transport nearby - Garden and utility room included

Two additional identical houses are currently under construction next to this property.

An ideal home for a **2+2 family** looking for a spacious, modern house in a convenient location close to Szczecin.

Details

House for sale

- Property type: house
- Available from: 17/05/2022
- Previous price: PLN 1,300,000
- Plot location: flat terrain
- Total area: 179.52 m²
- Plot area: 1,152.00 m²
- Plot width: 24.00 m
- Plot length: 48.00 m
- Plot shape: rectangular
- Usable area: 142.00 m²
- House type: detached
- Year built: 2022
- Standard: developer standard
- Building condition: developer standard
- Wall material: silicate blocks
- Kitchen type: open-plan
- Kitchen area: 11.74 m²
- Number of bathrooms: 2
- Bathroom areas: 6.88 + 3.84 m²
- Access road: residential street
- Room areas: 28.67 + 15.2 + 11.84 + 16.25 m²
- Hot water source: municipal network
- Heating: heat pump
- Electricity: yes
- Air conditioning: yes
- Window type: plastic
- Roof covering: ceramic roof tiles
- Garage: yes
- Garage spaces: 1
- Garden: yes
- Utility room: yes
- Public transport: nearby

Property features

Air conditioning 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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We work with vetted partners (property valuation, tax and legal advice, sworn translations, renovation of properties in need of refurbishment).

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