



Detached House in Barnisław on a Large 3329 m² Plot Near Szczecin

354,000 € (1,500,000 PLN)

Year built 2011 5 Rooms ~141 m²

Description

Detached House with a Large Plot in Barnisław

I am pleased to present a unique offer for a **detached house with a total area of 141 m²** in the charming village of **Barnisław**, located just **12 km from Szczecin city centre** and **7 km from Przecław**.

Built in **2011** using traditional construction methods, the house features **Porotherm brick walls**, **10 cm external insulation**, a **Teriva ceiling**, and a **ceramic tile roof**. The windows are fitted with **anti-burglary shutters**, and the property also includes an **alarm system** and an **intercom**.

Property highlights

- **Total plot area:** 3,329 m²
- **Usable area:** 136.9 m²
- **Detached house**
- **Very good standard and condition**
- **2 bathrooms**
- **1-storey layout**
- **Garage for 1 car**
- **Terrace area:** 25 m²
- **Rectangular plot on a slope**

The house sits on a beautifully landscaped and well-maintained plot with mature plantings and practical extras, including an **additional garage**, a **cellar/storage room**, a **driveway paved with cobblestones**, and space to park **up to 3 additional cars**. There is also a **comfortable veranda** and a **carport** at the entrance.

Layout

Ground floor - Entrance hall with built-in wardrobe — 7.6 m² - Living room with kitchen and dining area — 36.7 m² - Bedroom with built-in storage — 8.4 m² - Bathroom with shower — 4.3 m² - Utility room — 3.3 m² - Single-car garage — 17.4 m²

First floor - Bathroom with bathtub and shower, with underfloor heating — 7.2 m² - 3 rooms: 8.8 m² (11 m²) / 13.8 m² (18.4 m²) / 13.7 m² (18.3 m²) - Two of the larger rooms have access to a shared balcony

Attic - Storage space with loft stairs

Finishing and equipment

The interior walls are smooth and painted. Floors are finished with **panels** and **terracotta tiles** in the bathrooms. The house features **wooden interior doors** and **wooden stairs**.

The kitchen was installed in **2019** and is fully fitted with: - gas hob - electric oven - dishwasher - microwave

Utilities and heating

- Heating and hot water from a **gas boiler**
- Additional heating option: **fireplace with water jacket**
- All utilities connected to the network
- **Municipal water**
- **Municipal sewage**
- **Electricity**
- **Gas connection**

Surroundings

The property is located close to: - a forest - a shop - public transport

A spacious, well-kept home in a peaceful and green setting, offering comfort, functionality, and quick access to Szczecin.

Details

Detached House for Sale

- Total area: 141.00 m²
- Usable area: 136.90 m²
- Plot area: 3,329.00 m²
- Plot shape: Rectangle
- Plot location: Hillside
- Plot ownership: Freehold

Property details - House type: Detached
- Year built: 2011 - Condition: Very good -
Building condition: Very good - Wall
material: Brick - Kitchen type: Open plan -
Bathrooms: 2 - Number of floors: 1

Property features

Gas Garage Balcony

Utilities and features - Hot water: Gas,
two-circuit boiler - Heating: Gas central
heating, underfloor heating, fireplace -
Electricity: Yes - Gas supply: Connected -
Sewage: Mains - Water supply: Mains -
Alarm: Yes - Intercom: Yes - Windows:
Plastic - Roof covering: Roof tiles -
Flooring: Terracotta, panels - Fence type:
Other - Garage: Yes - Garage spaces: 1 -
Terrace area: 25 m²

Location - Forest nearby - Shop nearby -
Public transport nearby

Barnisław

Barnisław lies a stone's throw from the German border. A quiet rural community, good transport links and the proximity of shops in Germany make the village especially attractive for commuters and cross-border residents.

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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