



Spacious Apartment with Garden and Terrace in Szczecin Gumieńce

148,000 € (630,000 PLN)

Year built 1930 4 Rooms ~72 m²

Description

Spacious Apartment with Garden, Terrace and Balconies in Gumieńce

A large apartment for sale, located on the first floor of a two-family house in the desirable Gumieńce district. This property offers excellent potential for both living and investment.

The apartment has a total area of **72.30 m²** and consists of: - **4 separate rooms:** 15 m², 15 m², 10 m² and 10 m² - **a large hallway** - **a bright kitchen with a window:** 10 m² - **a bathroom:** 5 m²

Additional advantages include: - **2 basement rooms** with a total area of **40 m²** - **a balcony**: 10 m² - **a terrace**: 15 m² - **a private garden** of over **200 m²** - **access to the attic**, with the possibility to purchase and arrange it according to your own needs

At present, all rooms are rented, which makes this an interesting investment opportunity.

Property Highlights

- **Built in:** 1930
- **Condition:** requiring full renovation
- **Building type:** brick
- **Floor:** 1st floor in a 1-storey building
- **Ceiling height:** 280 cm
- **Windows:** plastic
- **Flooring:** panels and tiles
- **Heating:** gas central heating
- **Hot water:** gas boiler
- **Utilities:** gas connected
- **Security/intercom:** intercom
- **Fenced property:** yes

Location

The apartment is situated in a great location with nearby access to: - a park - a lake - a kindergarten - an elementary school - public transport - restaurants - a fitness club - a playground

A bright, spacious property with outdoor space and strong investment potential — ideal for buyers looking for a renovation project in a well-connected location.

Details

Apartment for sale | Gumieńce

- **Type:** Apartment
- **Available from:** 18.06.2024
- **District/estate:** Gumieńce
- **Total area:** 72.30 m²
- **Land ownership:** Ownership
- **Year built:** 1930
- **Condition:** Requires full renovation

- **Building condition:** Requires full renovation
- **Wall material:** Brick
- **Kitchen type:** With window
- **Kitchen area:** 10 m²
- **Bathrooms:** 1
- **Bathroom area:** 5 m²
- **Access road:** Main road
- **Room areas:** 15 + 15 + 10 + 10 m²
- **Number of floors (including ground floor):** 1
- **Floor height:** 280 cm
- **Hot water source:** Gas, two-function boiler
- **Heating:** Gas central heating
- **Basement:** Yes
- **Basement area:** 40 m²
- **Gas connected:** Yes
- **Fridge:** Yes
- **Intercom:** Yes
- **Windows:** Plastic
- **Flooring:** Panels, tiles
- **Fencing:** Full
- **Garden:** Yes
- **Balconies:** 1
- **Balcony area:** 10 m²
- **Terrace:** Yes
- **Terraces:** 1
- **Terrace area:** 15 m²
- **Exposure:** North, south, east, west
- **Nearby park:** Yes
- **Nearby lake:** Yes
- **Nearby kindergarten:** Yes
- **Nearby primary school:** Yes
- **Public transport:** Nearby
- **Nearby restaurant:** Yes
- **Nearby fitness club:** Yes
- **Nearby playground:** Yes
- **Bathroom fittings:** Sink, bathtub, WC

Property features

Cellar Gas Fence Garden Terrace Balcony

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

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Dream Estate Team