



## Renovated Detached House with Lake Views in Nowe Warpno

**468,000 € (1,990,000 PLN)**

Year built 1922   8 Rooms   ~250 m<sup>2</sup>

### Description

#### Comfortable Detached House with Lake Views

For sale: a comfortable detached house set on a **4,900 m<sup>2</sup>** plot with beautiful views of **Lake Nowowarpieńskie**.

The property is located in **Nowe Warpno**, right by the German border and only about **35 km from Szczecin**. It has undergone a **complete renovation**, while the original structural beams and wood details have been carefully preserved. Combined with a modern design, they create a truly unique atmosphere.

Bright, elegant interiors in white tones, with wooden flooring on both the ground floor and the first floor. The kitchen features a **BLUM system** and built-in appliances.

From the living room and one of the ground-floor bedrooms, there is direct access to a lovely garden with fruit trees.

## Layout and Area

**Total area: 250 m2**

**Ground floor:** - Hall - 13.13 m2 - Living room with kitchenette and access to the terrace - 47.42 m2 - 2 bedrooms, including one with a walk-in wardrobe - 15.39 m2 and 13.46 m2 - 2 bathrooms, one ready for your own arrangement - 5.75 m2 and 3.12 m2 - 2 additional rooms - 18.61 m2 and 13.37 m2 - Utility room - 9.38 m2

**First floor:** - Living room, with space for a kitchenette - 49.95 m2 - Bedroom - 22.27 m2 - Walk-in wardrobe - 6.89 m2 - Bathroom, ready for your own arrangement - 7.96 m2 - Bedroom - 19.32 m2 - Bathroom - 6.12 m2 - Hallway - 13.49 m2

## Highlights

- Detached house
- 4,900 m2 plot with numerous fruit trees
- Possibility to create **two independent apartments**
- Heat pump heating
- Underfloor heating on the ground floor
- New triple-glazed windows
- New facade
- Carport
- Garage
- Garden
- 2 terraces with a total area of 20 m2

## Location

A wonderfully charming place, designed with attention to every detail. It is an ideal home for a family or a great investment opportunity.

A peaceful setting with excellent access to local amenities. Nearby you will find shops, a tennis court, a beach, and a marina.

Exclusive offer.

## Details

### Detached House for Sale

- **Property type:** House
- **Plot location:** Flat terrain
- **Total area:** 250 m<sup>2</sup>
- **Usable area:** 250 m<sup>2</sup>
- **Plot area:** 4,900 m<sup>2</sup>
- **Plot shape:** Rectangular
- **Ownership type:** Full ownership
- **House type:** Detached
- **Year of construction:** 1922
- **Condition / standard:** Very good
- **Building condition:** Very good
- **Wall material:** Brick
- **Kitchen type:** Open-plan kitchen
- **Number of bathrooms:** 4
- **Access road:** Quiet street
- **Number of floors:** 1
- **Heating:** Heat pump
- **Telephone line:** Yes
- **Electricity:** Yes
- **400V power:** Yes
- **Gas connection:** Yes
- **Sewage system:** Municipal
- **Water supply:** Municipal water
- **Internet:** Yes
- **Cable TV:** Yes
- **Fridge:** Yes
- **Oven:** Yes
- **Dishwasher:** Yes
- **Window type:** Plastic
- **Roof covering:** Roof tiles
- **Attic:** Usable
- **Floor type:** Wooden boards
- **Fence type:** Mixed
- **Garage:** Yes
- **Garden:** Yes
- **Wardrobe / walk-in closet:** Yes
- **Utility room:** Yes
- **Terrace:** Yes
- **Number of terraces:** 2
- **Terrace area:** 20 m<sup>2</sup>
- **Nearby lake:** Close by
- **Public transport:** Close by
- **Bathroom fittings:** Shower, bathtub, toilet, washbasin

## Property features

Gas    Garage    Garden    Wardrobe    Terrace

## Neuwarp

Nowe Warpno stretches across a peninsula on the Szczecin Lagoon. A fishing-village atmosphere, historic half-timbered houses and direct proximity to the water shape the town's character. Boat lovers and those seeking peace and quiet value this unique location – ideal for exclusive holiday properties.

## 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**