



Semi-Detached House with Commercial Space in Szczecin-Warszewo

295,000 € (1,250,000 PLN)

Year built 2014 5 Rooms ~199 m²

Description

Semi-Detached House with a Separate Commercial Ground Floor

Located in **Warszewo**, in a well-connected area, this **semi-detached house built in 2014** offers a versatile layout ideal for combining living and business functions. The property is set on a **702 m² rectangular plot** and features a **garage, garden, balcony, and terrace**.

Property Highlights

- **Total area:** 199.00 m²
- **Usable area:** 164.00 m²
- **Plot area:** 702.00 m²

- **House type:** Semi-detached
- **Year built:** 2014
- **Condition:** Good
- **Building material:** Ytong
- **Roof:** Ceramic tiles
- **Heating and hot water:** Gas boiler
- **Underfloor heating:** On the upper floor
- **Additional feature:** Fireplace/stove in the living room
- **Garage:** Yes
- **Parking:** 3 paved parking spaces
- **Garden:** Yes
- **Walk-in wardrobe:** Yes
- **Balcony:** 1
- **Terrace:** Yes

Layout

Ground Floor – Commercial Space

The ground floor is currently arranged for **gastronomic use**, with approx. **110 m²** of space. It includes: - dining room - bar area - kitchen - large backroom/storage area - guest toilet - boiler room - WC - access to the terrace and garden - additional entrance from the rear

This level is also well suited for other quiet service activities, such as: - small catering or food service - beauty salon - rehabilitation practice - veterinary practice

A sign can be installed in a highly visible location facing the street.

First Floor – Residential Area

The upper floor offers a **3-room apartment** with a separate external entrance via stairs. Approx. **54.1 m² usable area / 72.8 m² total area**.

It includes: - living room with balcony access - kitchen with dining area and access to a **20 m² terrace** - fully furnished and equipped kitchen - bedroom 1 - bedroom 2 -

bathroom with bathtub, shower, washbasin, toilet, and washing machine - utility room / walk-in wardrobe - hallway

Location

The house is located about **300 m from a supermarket and various services**, with a nearby bus stop. The surrounding area offers **recreational spaces and nec/forest areas**, making it an attractive place for both living and business.

A flexible property with great potential in a sought-after location. Highly recommended for viewing.

Details

Property type: House

Available from: 19.01.2025

District / estate: Warszewo

Total area: 199.00 m²

Plot area: 702.00 m²

Plot shape: Rectangular

Usable area: 164.00 m²

Land ownership: Ownership

House type: Semi-detached

Year of construction: 2014

Condition: Good

Building condition: Good

Wall material: Ytong

Kitchen type: With a window

Bathrooms: 1

Toilets: 1

Number of floors, including ground floor: 1

Electricity: Yes

Gas connected: Yes

Roof covering: Ceramic roof tiles

Garage: Yes

Garage spaces: 1

Garden: Yes

Walk-in wardrobe: Yes

Fireplace: Yes

Balconies: 1

Terrace area: 2 m²

Property features

Gas Garage Garden Wardrobe Fireplace 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.

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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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