



New Semi-Detached House in Mierzyn, 103.8 m², Green and Quiet Area

251,000 € (1,065,000 PLN)

Year built 2024 4 Rooms ~104 m²

Description

New Semi-Detached House in a Peaceful Green Area

A modern, spacious **one-storey semi-detached house** with a total area of **103.8 m²**. The property is located in a quiet and ecologically clean area, with fresh air and open green spaces nearby. Access is easy via a well-lit asphalt road. In the neighbourhood, you will find a cosy estate of detached houses with some semi-detached homes.

The plot measures approximately **350 m²** and is partly fenced. There is space to park a car at the entrance, and garage canopies may be built between the houses.

Property Highlights

- **Total area:** 103.8 m²

- **Plot area:** approx. 350 m²
- **House type:** semi-detached
- **Condition:** developer standard
- **Year of construction:** 2024
- **Number of floors:** 1
- **Garden:** yes
- **Garage:** yes
- **Roof:** tiles
- **Kitchen:** open-plan kitchen
- **Walls:** concrete blocks

The house offers very good thermal performance and is built with high-quality materials. It features: - triple-glazed PVC windows - underfloor heating - a high-class condensing boiler - anti-burglary external doors with two locks - PUR foam insulation in the attic - the option to connect a fireplace in the ground-floor living room

The building is separated from the adjoining house by a wall and an insulating layer. Completion of the developer standard is planned for **2025**.

Utilities

All utilities are available: - water - sanitary sewerage - stormwater drainage - electricity - gas - fibre-optic internet

Layout

Ground floor - Living room — 32.75 m² - Kitchen — 10.05 m² - WC — 1.86 m² - Hallway — 3.95 m² - Utility room — 3.11 m² - Utility room — 1.48 m² - Stairs — 5.44 m²
Total: 58.64 m²

Upper floor - Bedroom — 12.63 m² - Bedroom — 10.90 m² - Bedroom — 10.55 m² - Walk-in wardrobe — 3.28 m² - Bathroom — 7.66 m² - Hallway — 4.98 m²

Location

Mierzyn offers everything you need for comfortable everyday life: shops, a post office, bus stop, church, playground, cycling and walking paths, and various retail and service points. A new large school is also nearby.

Please note that the appearance of the building and the room sizes may slightly differ from the information above. Photos come from a previous development.

Details

Property type: House

Key details: - **Old price:** PLN 999,000 -
Total area: 104.00 m² - **Plot area:** 350.00 m² - **Plot shape:** Irregular - **Usable area:** 104.00 m² - **Plot ownership:** Ownership -
House type: Semi-detached - **Year built:** 2024 - **Condition / standard:** Developer standard - **Building condition:** Developer standard - **Wall material:** Concrete blocks - **Kitchen type:** Open-plan kitchen

Room layout: - **Kitchen area:** 10.05 m² - **Bathroom area:** 7.66 m² - **WC area:** 1.86 m² - **Room areas:** 12.63 + 10.90 + 10.55 + 32.75 m²

Additional features: - **Number of bathrooms:** 1 - **Number of WCs:** 1 - **Number of floors (including ground floor):** 1 - **Electricity:** Yes - **Gas connected:** Yes - **Roof covering:** Roof tiles - **Garage:** Yes - **Garden:** Yes

Property features

Gas Garage Garden

Möhringen

Mierzyn is a large and fast-growing village directly bordering Szczecin to the west, part of the Dobra municipality. In recent years it has become a preferred place to live for people commuting to work in Szczecin, characterised by modern infrastructure, new housing developments and good connections to the city. Despite its size, Mierzyn partly retains a village character, offering both proximity to urban amenities and opportunities for recreation in nature.

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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