



Detached Investment Property with Shop and Home in Szczecin Podjuchy

373,000 € (1,580,000 PLN)

Year built 2003 3 Rooms ~180 m²

Description

Detached commercial/residential building in Podjuchy

An attractive free-standing property with a commercial unit and adapted residential space, located directly by the terminus in Podjuchy.

The building offers approx. **180 m²** of usable area and is arranged over one floor plus an unused attic. The ground floor is perfectly suited for an investment such as a convenience store, medical practice, beauty salon, or hairdresser. The upper level has been adapted for comfortable living.

Layout

Ground floor – approx. 90 m² - shop/customer area with back office - office - bathroom with WC and washbasin - utility room

First floor – approx. 80 m² - living room with access to the balcony - 2 bedrooms - hallway - bathroom with WC, bidet, bathtub, and washbasin - separate toilet with WC and washbasin - large, bright fitted kitchen with: - fridge with freezer - gas hob - built-in electric oven - dishwasher - sink - extractor hood

Furniture may remain in the property.

Key features

- gas heating and hot water from a boiler, approx. 2 years old
- ceramic roof tiles
- very good condition, built in 2003
- brick/block construction
- 2 bathrooms
- air conditioning
- monitoring system
- internet and cable TV
- 400V power connection
- connected gas supply
- garage
- garden

Plot and outdoor area

The property sits on a beautifully landscaped **813 m²** square plot with numerous plantings, grasses, perennials, and shrubs. There is a separate relaxation area with a terrace, as well as designated parking spaces, including for delivery vehicles.

The property is fenced with a custom-made wrought-iron-style fence and accessed directly from an asphalt road.

Location

Excellent location close to **Puszcza Bukowa** and **Jezioro Szmaragdowe**. Nearby you will find grocery stores, supermarkets, a pharmacy, a school, and a church.

A highly recommended property, especially for its investment potential. Viewing is warmly recommended.

Details

Detached House for Sale – Podjuchy

- Available from: 25.07.2024
- Total area: 180 m²
- Usable area: 180 m²
- Plot area: 813 m²
- Plot shape: Square
- Land tenure: Perpetual usufruct
- House type: Detached
- Year of construction: 2003
- Condition: Very good

- Building condition: Very good
- Wall material: Hollow block
- Kitchen type: With window
- Bathrooms: 2
- Floors (including ground floor): 1

Utilities and features - Telephone line - Electricity - 400V power supply - Gas connected - Air conditioning - Internet - Cable TV - Refrigerator - Monitoring - Tiled roof - Garage - Garden

Property features

Gas Air conditioning Garage Garden 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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