



Lakefront Home in Nowe Warpno with Terrace and Spa Area

682,000 € (2,890,000 PLN)

Year built 2014 4 Rooms ~343 m²

Description

Unique Lakefront Home in a Prime First-Line Location

Discover a rare opportunity to own a beautifully designed detached home with direct water views, set right on the shore of Lake Nowowarpieńskie.

Built and handed over for use in 2014, the property is in excellent technical condition and has been finished with great taste. Bright interiors, large windows, air conditioning, monitoring, and high-quality materials create a refined and harmonious living space.

Layout

Ground floor: - Relaxation / spa area with sauna, jacuzzi, exercise space, garden access, and shower - Guest room - Bathroom with toilet and shower - Modern summer

kitchen with built-in cabinetry - Utility room - Large double garage of **53.97 m²** - Two covered parking spaces in front of the garage gate

First floor: - Living room combined with dining area and access to a large **80 m²** terrace overlooking the lake - Separate kitchen with fitted cabinetry and appliances - Main bedroom with private walk-in wardrobe and terrace access - Large bathroom with toilet - Home office - Walk-in wardrobe with laundry area

Plot and Garden

The home stands on two plots with a total area of **1,422 m²**. The garden is fully landscaped with numerous plantings and shrubs, offering a private and sunny setting with a south-west exposure.

An automatic irrigation system using collected rainwater has been installed, along with an automatic lawn mower.

Technical Features

- Traditional masonry construction
- Three-layer wall structure with clinker brick façade
- Reinforced concrete foundation slab on 24 piles
- PVC window joinery with triple glazing
- Anti-burglary P4/9 glass
- External aluminum shutters
- Alarm system with cameras
- Underfloor heating throughout the house
- Modern heat pump system with vertical boreholes, buffer tank, and domestic hot water tank
- Mechanical ventilation with heat recovery
- Air conditioning in the living room and bedroom
- Rooftop photovoltaic installation: **9.76 kW**
- Municipal utilities: sewage, water, electricity
- Rainwater collected in a closed tank

This is an exceptional offer for a demanding client looking for comfort, functionality, and close contact with nature.

Details

Detached House for Sale

- **Property type:** House
- **Total area:** 343.36 m²
- **Plot area:** 1,422.00 m²
- **Usable area:** 289.39 m²
- **House type:** Detached
- **Year built:** 2014
- **Condition:** Excellent
- **Building condition:** Excellent
- **Wall material:** Brick
- **Bathrooms:** 2
- **Number of floors including ground floor:** 1
- **Garage:** Yes

Property features

Garage Garden

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).

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