



Detached House in Szczecin with Workshop and Business Potential

366,000 € (1,549,000 PLN)

Year built 1989 5 Rooms ~380 m²

Description

Detached Home with Business Potential in Southern Szczecin

Located in the southern part of Szczecin, on the border of Gumieńce and Pomorzany, this detached house offers excellent access to the S3 route, the border crossing, Szczecin city centre, and further on to Police. It is an ideal option for those looking to combine comfortable living with running a business.

The ground floor is fully dedicated to commercial use and is currently arranged as a woodworking workshop, while the first floor and attic serve as a stylish residential area. The property is ready to continue its current business profile, but it can also easily be adapted for another type of enterprise.

Commercial area - ground floor

The usable area of the ground floor is 233.4 m² and includes: - mechanical workshop with a large gate opening onto the yard - handcraft workshop - storage room - office - changing room - bathroom - utility room - hallway - vestibule

Residential area - first floor and attic

First floor: - living room with fireplace - open kitchen with dining area and access to the balcony - bedroom with walk-in wardrobe - additional room - bathroom - hallway with built-in wardrobe - beautiful covered terrace facing the yard

Attic: - room - bedroom - walk-in wardrobe - hallway

The residential part is a truly distinctive and atmospheric space, with wood playing the main decorative role throughout. Carefully selected finishing materials and mostly custom-made furniture create a warm and elegant interior. The heart of the home is the dining area with open kitchen, designed as a natural meeting point for the household. The living room and large covered terrace provide perfect spaces for relaxation, while the top floor offers a private retreat for the owners.

Additional features

- fenced plot
- space for several cars in the yard
- greenhouse with home-grown produce
- parking/maneuvering space for a truck in front of the property
- basement
- garage
- air conditioning
- internet
- electricity
- garden
- fireplace

Property details

- detached house

- total area: 380.00 m²
- usable area: 317.20 m²
- plot size: 729.00 m²
- year built: 1989
- very good standard and building condition
- concrete block construction
- metal roof
- 2 bathrooms
- 2 storeys including ground floor

A virtual tour is available, and the property is also worth viewing in person. Delivery terms can be agreed individually.

Details

Detached House for Sale – Pomorzany

- | | |
|---|---|
| • Property type: House | • Kitchen type: Open-plan |
| • District / estate: Pomorzany | • Bathrooms: 2 |
| • Total area: 380 m ² | • Number of floors (including ground floor): 2 |
| • Plot area: 729 m ² | • Basement: Yes |
| • Usable area: 317.20 m ² | • Electricity: Yes |
| • House type: Detached | • Air conditioning: Yes |
| • Year built: 1989 | • Internet: Yes |
| • Condition: Very good | • Roof covering: Metal sheet |
| • Building condition: Very good | • Garage: Yes |
| • Wall material: Concrete blocks | • Garden: Yes |
| | • Fireplace: Yes |

Property features

Cellar Air conditioning Garage Garden 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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