



Guesthouse Investment Near the Sea in Pobierowo, 130 m from Beach

885,000 € (3,750,000 PLN)

Year built 2018 8 Rooms ~341 m²

Description

Profitable Guesthouse for Sale in Pobierowo

A well-performing **guesthouse built in 2018**, set on a **527 m²** rectangular plot in **Pobierowo**, surrounded by forest and just **130 m from the sea**. This is an excellent investment opportunity in a popular seaside destination, ideal for anyone looking to run a tourism business or expand their property portfolio.

Property layout

Ground floor – 113 m² - Private apartment with **two rooms, a kitchen, and a bathroom** - **Separate WC** - **Utility room** - Front-facing **commercial unit**, currently rented out as a **pastry and café business**

First floor – 113 m² - 4 guest rooms for 2, 3, and 4 people - Each room includes a **private bathroom** and **kitchenette**

Second floor – 113 m² - 2 apartments, each with a **living room with kitchenette** and a **separate bedroom** - Additional room currently used as a **utility/storage room**, with potential for adaptation

Equipment and comfort

The rooms are furnished with: - Comfortable **continental beds** - **Sofa beds** - Tables and chairs - Wardrobes - **40" and 50" TVs** - In-room **fridge, microwave, kettle, dishes** - **Beach equipment**

Key features

- **Detached house**
- **Very good condition**
- Built with **brick**
- **Gas heating**
- **Dual-function gas water heating system**
- **6 bathrooms**
- **3 terraces**
- **Garden**
- **Alarm system, monitoring, and intercom**
- **Internet and cable TV**
- **Mains water, mains sewage, gas, electricity, and 400V power**
- **Plastic windows**
- **Tile roof**
- **Terracotta and parquet floors**
- **Local road access**

Location

The property enjoys a prime position close to: - the **beach** - **restaurants and dining venues** - **public transport** - **a pharmacy** - **a playground** - **a park**

This guesthouse combines a strong business model with a highly attractive seaside location. A perfect choice for investors seeking a ready-to-operate hospitality property in a highly visited holiday area.

Details

Detached House for Sale

A detached house in excellent condition, built in 2018, with a total and usable area of **341.30 m²** on a **527 m²** rectangular plot. The plot has a flat terrain and full ownership status.

Property Details

- **Type:** House
- **House type:** Detached
- **Standard / building condition:** Very good
- **Building material:** Brick
- **Floors:** 2
- **Kitchen:** With window
- **Bathrooms:** 6
- **Access road:** Local road

Utilities and Technical Features

- Gas boiler for hot water
- Gas central heating
- Electricity
- 400V power
- Connected gas supply
- Municipal sewage system
- Municipal water supply
- Internet

- Cable TV
- Refrigerator
- Dishwasher
- Alarm system
- Monitoring
- Intercom
- Plastic windows
- Tile roof
- Flooring: terracotta, parquet

Outdoor Features

- Fence: mesh
- Garden
- Utility room
- Terrace
- **3 terraces**

Nearby Amenities

- Park nearby
- Sea nearby
- Public transport nearby
- Pharmacy nearby
- Restaurant nearby
- Playground nearby

Bathroom Equipment

- WC
- Shower

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Property features

Gas Garden Terrace

Poberow

Pobierowo is a lively holiday village on the Pomeranian Baltic coast, west of Rewal. It has a wide, white sandy beach and a promenade with cafés and shops. In season, hotels, guesthouses and campsites fill up with tourists. Pobierowo is especially family-friendly, as the water is shallow and plenty of recreational activities are on offer. The climate is mild, with a refreshing sea breeze.

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.

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