



Corner Semi-Detached House in Szczecin Pogodno with Commercial Potential

351,000 € (1,485,000 PLN)

Year built 1930 5 Rooms ~230 m²

Description

Corner Semi-Detached House with Exceptional Mixed-Use Potential in Pogodno

Located in a highly visible spot by a busy street, yet also along a quiet lane leading to Father Jakub Wujek Square, this corner semi-detached house offers a rare combination of residential comfort and commercial potential.

Set on a **431 m² plot** held in **perpetual usufruct**, the property also includes a **34 m² brick commercial/service building**, currently generating rental income.

Key features

- Approx. 230 m² total area
- Approx. 130 m² usable area

- 4 rooms
- 2 kitchens
- 3 bathrooms
- Separate studio apartment in the lower ground floor
- Basement
- High attic with adaptation potential
- 2 independent entrances
- Built in 1930
- Brick construction
- Good condition
- Gas heating and hot water from a modern dual-function gas boiler
- Updated plumbing and sewage installation
- Beautiful new wooden windows throughout
- Garage included
- Garden

Layout

Lower ground floor - Studio apartment: room, kitchen, bathroom with shower and WC, hallway - Separate external entrance

Basement - Laundry room - Room with gas boiler - Utility room

Ground floor - Hallway - 2 rooms - Kitchen - Bathroom with bathtub and WC - Veranda with access to the garden - Stairs to the basement and upper floor

First floor - Hallway - Living room with kitchenette - Bedroom with a large wardrobe - Bathroom with shower and WC

Attic - High, spacious area with potential for residential adaptation

Additional information

- The house is well maintained and insulated
- The layout and location make it suitable not only for family living, but also for a company headquarters, office, or a combined residential-business use
- There is space for a visible business sign

- A **brick garage of 18 m²** is rented separately, with a monthly rent of **PLN 130** plus electricity

Location

Pogodno is a well-connected and desirable district with easy access to shops, the Pogodno market, green squares, playgrounds, and a park. This is a unique, versatile offer with great potential in one of the area's most attractive locations.

Details

Semi-detached House in Pogodno

- **Property type:** House
- **Available from:** 02.07.2025
- **District / estate:** Pogodno
- **Total area:** 230.00 m²
- **Plot area:** 431.00 m²
- **Usable area:** 130.00 m²
- **Plot ownership form:** Perpetual usufruct
- **House type:** Semi-detached
- **Year built:** 1930
- **Standard:** Good
- **Building condition:** Good
- **Wall material:** Brick
- **Bathrooms:** 3
- **Number of floors (including ground floor):** 2
- **Basement:** Yes
- **Electricity:** Yes
- **Gas connection:** Yes
- **Roof covering:** Tiles
- **Garage:** Yes
- **Garage spaces:** 1
- **Garden:** Yes

Property features

Cellar Gas Garage Garden

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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We work with vetted partners (property valuation, tax and legal advice, sworn translations, renovation of properties in need of refurbishment).

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