



Modern Middle Townhouse with Garden in Mierzyn Near Szczecin

330,000 € (1,399,000 PLN)

Year built 2018 4 Rooms ~124 m²

Description

Modern Middle Townhouse in a Quiet Estate

A stylish middle townhouse located in a peaceful residential development, ideal for those who value comfort, privacy, and convenient access to everyday amenities.

Layout

The home offers a classic and practical layout:

- **Ground floor:** bright living room with a kitchen area, guest toilet, and storage space under the stairs
- **Upper floor:** 3 bedrooms and a spacious bathroom

Key Features

- Kitchen fitted with cabinetry and appliances, including an induction hob
- Air conditioning system not mentioned; central vacuum system installed
- 400 V power supply
- Furniture may remain
- Integrated garage within the building: **17 m²**
- Additional parking space in front of the house
- Underfloor heating
- Oak-finish panels on the floors
- Three-pane windows
- Gas central heating
- Dual-function gas boiler; heat exchanger replaced this year
- Two solar collectors with a storage tank, providing hot water throughout the year and helping reduce gas consumption

Outdoor Space

A major advantage of this property is the beautifully arranged, sunny **south-west-facing garden**. It features a variety of evergreen and seasonal flowering plants and is currently maintained in a condition that requires no additional investment.

The **composite terrace** in a neutral color palette extends the living space and does not require maintenance work.

Comfort and Security

The home is warm, energy-efficient, and benefits from its **middle-row position**. For added peace of mind, it includes:

- Anti-burglary shutters on the ground floor
- Alarm system
- New private access road finished with paving stones

Location

This property is perfect for anyone looking for a quiet setting while staying close to essential services and leisure facilities:

- Kindergarten
- School
- Sports and recreational areas
- Bus stop
- Shops
- Dining options

Convenient access to Szczecin is available from both **Łukasińskiego Street** and **Welecka Street**.

Additional Information

- Land plot: **232 m²**
- House type: middle townhouse
- Year built: **2018**
- Condition: very good
- Utilities: electricity, gas, municipal water, municipal sewage
- Plot shape: rectangle
- Flat terrain

Energy performance: - EU: 61.14 kWh/m²/year - EK: 68.34 kWh/m²/year - EP: 64.74 kWh/m²/year - CO2 emissions: 0.01 t/m²/year - Renewable energy share: 19.91%

Details

House for sale

- Property type: House
- Plot location: Flat land
- Total area: 123.88 m²
- Plot area: 232.00 m²
- Plot shape: Rectangular
- Usable area: 123.88 m²
- Ownership status of the plot: Ownership
- Share in the plot: 1
- House type: Mid-terrace house
- Year built: 2018
- Condition: Very good

- Building condition: Very good
- Wall material: Silicate
- Kitchen type: Open-plan kitchen
- Bathrooms: 1
- Room sizes: 28.37 + 16.09 + 14.27 + 12.98 m²
- Number of floors (including ground floor): 1
- Hot water source: Gas, dual-circuit boiler
- Heating: Gas central heating
- Electricity: Yes
- Gas connection: Yes
- Sewerage: Municipal
- Water source: Municipal water
- Windows: Plastic
- Roof covering: Roof tile
- Floor type: -
- Fence type: Mixed
- Garage: Yes
- Garage spaces: 1
- Terrace area: 4 m²
- Nearest primary school: Nearby
- Public transport: Nearby
- Nearest playground: Nearby
- Previous price: €344,470 (PLN 1,495,000)

Property features

Gas Garage Garden

Möhringen

Mierzyn is a large and fast-growing village directly bordering Szczecin to the west, part of the Dobra municipality. In recent years it has become a preferred place to live for people commuting to work in Szczecin, characterised by modern infrastructure, new housing developments and good connections to the city. Despite its size, Mierzyn partly retains a village character, offering both proximity to urban amenities and opportunities for recreation in nature.

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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