



Riverside Luxury Estate in Siadło Dolne with Pool, Spa & Guest Apartments

1,476,000 € (6,250,000 PLN)

Year built 2008 10 Rooms ~814 m²

Description

Exceptional Riverside Residence in Siadło Dolne

Discover a truly unique residence that combines comfort, elegance, and a close connection with nature. Set in the picturesque area of Siadło Dolne, this impressive property offers stunning views of the Oder River and the protected Natura 2000 area.

The estate is approached through a charming park, creating a sense of privacy and prestige from the very first moment. Blooming trees along the driveway add to the fairytale atmosphere, while large windows and open interiors bring in natural light and frame the beautiful surroundings.

A ready interior design project is included, allowing the future owner to tailor the space to their own taste and lifestyle.

Key features

- Approx. **13,000 m²** plot with an irregular shape and hillside location
- Total area: **814.18 m²**
- Usable area: **680 m²**
- Built in **2008**
- Very good condition
- Private **pool, sauna, jacuzzi, and fitness area**
- **Two independent guest apartments**
- **3-car detached garage**
- **Billiard room**
- **Wine cellar** in a freestanding concrete structure
- **Two terraces** and a **loggia**
- Fireplace
- Alarm, monitoring, intercom
- Heat pump, municipal water and sewage, gas connection
- Brick construction, ceramic tile roof, new wooden windows

Interior layout

This spacious residence offers a thoughtfully planned layout with clearly separated living, private, spa, and guest zones.

Ground floor

The entrance leads through a welcoming porch of **31.48 m²** into a spacious vestibule. On the left is a wardrobe of **11.75 m²** with two windows.

The main living area features a spectacular lounge with a panoramic window and a ceiling height of up to **7.29 m**, offering peaceful views of the greenery and the Oder River. The living room flows seamlessly into the dining area and kitchen, connected by a striking two-sided fireplace reaching the ceiling. A light mezzanine further enhances the sense of space and elegance.

The ground floor also includes a room of **10.74 m²**, ideal for use as a stylish study.

One of the two main bedrooms is also located on this level: - Bedroom: **20.81 m²** - Bathroom: **13.65 m²** - Two walk-in wardrobes: **10.80 m²** and **11.95 m²**

Upper floor / attic

The second main bedroom offers a private and comfortable retreat: - Bedroom: **28.14 m²** - Bathroom: **15.99 m²** - Loggia: **14.92 m²**

The mezzanine level of **21.15 m²** currently includes a cinema room of **21.31 m²** and can also serve as an additional room or spacious wardrobe, depending on the new layout.

Spa and entertainment zone

A private spa area includes: - Pool room of **121 m²** - Pool basin measuring **907 cm x 403 cm** - Jacuzzi - Sauna: **4.31 m²** - Bathroom with WC: **5.27 m²**

The billiard room offers **48.15 m²** of space and a separate private entrance, making it ideal for entertaining without disturbing the rest of the home. From here, there is access to two guest rooms and a bathroom.

Guest apartments

The lower level includes two separate apartments with private garden access: -

Apartment 1: **27.10 m²** + bathroom **5.05 m²** - Apartment 2: **16.80 m²** + bathroom **6.06 m²**

This layout provides excellent privacy and makes the property suitable for extended family, guests, or rental use.

Utility area

Additional utility spaces include a laundry room, pantry, and an extra room with a second kitchen, which can be used for storage or as a supplementary kitchen opening onto the garden.

Additional highlights

- Approx. **13,000 m²** of land with beautiful river and Natura 2000 views

- Spacious mezzanine
- Friendly, light-filled interiors
- Excellent potential for family living or hospitality use
- Quiet setting close to nature, yet with convenient access to city infrastructure and public transport

Details

House

- **Property type:** House
- **Available from:** 08/05/2024
- **Plot location:** Slope
- **Total area:** 814.18 m²
- **Plot area:** 13,000 m²
- **Plot shape:** Irregular
- **Usable area:** 680 m²
- **Plot ownership:** Ownership
- **Share in plot:** 1
- **House type:** Residence
- **Year of construction:** 2008
- **Standard:** Very good
- **Building condition:** Very good
- **Wall material:** Brick
- **Kitchen type:** Open plan
- **Bathrooms:** 6
- **Room areas:** 16.80 + 27.10 + 10.74 + 20.81 + 37.53 + 38.70 + 4.85 + 11.69 + 12.44 + 20.76 m²
- **Floors (including ground floor):** 1
- **Heating:** Heat pump
- **Electricity:** Yes
- **Gas connection:** Yes
- **Sewerage:** Municipal
- **Water supply:** Municipal water
- **Alarm:** Yes
- **Monitoring:** Yes
- **Intercom:** Yes
- **Window type:** New wooden windows
- **Roof covering:** Ceramic roof tile
- **Floor type:** Stoneware, tiles, carpet, wooden boards
- **Fencing type:** Mixed
- **Garage:** Yes
- **Garage type:** Detached
- **Parking spaces:** 3
- **Terrace area:** 13 m²
- **Nearest river:** Nearby
- **Public transport:** Nearby

Property features

Gas Garage Cellar Garden

Siadło Dolne

Siadło Dolne lies directly on the Oder – perfect for anyone who wants to combine river views with water sports. A wide riverside path invites walks and cycling trips. A house with a river view promises all-day contact with the water and relaxing afternoons.

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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