



Detached House with Garden in Trzebież Near the Szczecin Lagoon

354,000 € (1,500,000 PLN)

Year built 2003 5 Rooms ~242 m²

Description

Detached House with Garden in Trzebież, Near the Szczecin Lagoon

A beautiful and practical detached house in the quiet, green area of Trzebież, just by the Szczecin Lagoon. The property is ready to move into and sits on a fully fenced **1,165 m²** plot.

This is an ideal location for those who value peace and nature, while still enjoying convenient access to nearby towns and cities: - Szczecin centre: approx. **30 km** - Police: **15 km** - German border: **16 km**

The area offers full everyday infrastructure, including a school, kindergarten, medical clinic, bank, local shops, dining options, and a bus stop.

Trzebież is also known for its attractive leisure facilities, such as a beautiful beach, promenade, viewing tower, yacht harbour, and waterside walkway.

Layout of the house

Ground floor: - Living room with kitchen area – **66.5 m²** - Bedroom – **17.5 m²** - Vestibule – **4.2 m²** - Bathroom – **14.6 m²** - Separate WC – **4.3 m²** - Utility room – **6.3 m²** - Garage – **16.6 m²** - Terrace – approx. **30 m²**

First floor: - Hall – **36.8 m²** - Room – **15.8 m²** - Room – **28 m²** - Room – **17.8 m²** - Bathroom – **13.8 m²**

The house was built and finished using high-quality materials. It is in very good condition and offers a comfortable, well-kept living space.

Additional features

- Landscaped garden with numerous plantings
- Heating via a two-function gas boiler or a fireplace with a water jacket and tank
- Functional fitted kitchen, fully equipped with household appliances
- Garage for 1 car

Additional building on the plot

There is also a brick house from the 1930s with an area of **49.2 m²**, consisting of: - 3 rooms - Kitchen - Bathroom - Hallway - Veranda

This additional building can be used as a home, a holiday house, or a rental unit.

A charming property with great potential in a peaceful seaside-style setting near the water.

Details

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| • Property type: House | • House type: Detached |
| • Total area: 242.00 m ² | • Year built: 2003 |
| • Plot area: 1,165.00 m ² | • Standard: Very good |
| • Usable area: 242.00 m ² | • Building condition: Very good |

- **Wall material:** Brick
- **Number of bathrooms:** 1
- **Number of floors, including ground floor:** 1
- **Garage:** Yes
- **Garage spaces:** 1

Property features

Garage Garden

Trzebież

Trzebież is a harbour town on the Szczecin Lagoon with direct access to the water. A modern marina, fishing opportunities and several kilometres of waterside promenades make the town attractive to leisure boat captains and holiday-home owners.

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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