



# Modern 3-Bedroom Mid-Terrace House in Gated Community, Mierzyn

**329,000 € (1,399,000 PLN)**

Year built 2021   4 Rooms   ~133 m<sup>2</sup>

## Description

### Mid-Terrace House in a Gated Community | Mierzyn

A well-presented **mid-terrace house** for sale in a **gated development from 2021** in Mierzyn. This is an excellent location for a family with children, with schools, kindergarten, large supermarkets, and public transport stops nearby.

### Property Highlights

- **Total area:** 132.53 m<sup>2</sup>
- **Usable area:** 132.53 m<sup>2</sup>
- **Plot size:** 241 m<sup>2</sup>
- **House type:** Mid-terrace house

- **Year built:** 2021
- **Condition:** Very good
- **Building condition:** Very good

## Layout

The house is arranged over **two floors** and offers a comfortable, functional layout:

- spacious living room with access to the garden and staircase to the upper floor
- separate kitchen with a window
- guest WC
- hallway
- entrance vestibule
- garage
- 3 bedrooms
- 2 bathrooms, including:
  - one with a shower
  - one with a freestanding bathtub and shower

## Additional Features

- ceramic tile roof, insulated with mineral wool
- alarm system installed
- anti-burglary shutters in the living room
- insulated attic finished with floor panels, ideal for storage
- gas heating and hot water from a **double-circuit gas boiler**
- underfloor heating on the ground floor
- municipal water and sewerage
- plastic windows
- garage
- additional parking space

## Outdoor Space

The garden features many plantings, and the terrace is finished with paving stones.

A standard agency agreement is signed before the viewing.

A great opportunity for anyone looking for a modern family home in a convenient and peaceful location.

## Details

### House for Sale

- **Property type:** House
- **Former price:** PLN 1,415,000
- **Total area:** 132.53 m<sup>2</sup>
- **Plot area:** 241.00 m<sup>2</sup>
- **Usable area:** 132.53 m<sup>2</sup>
- **House type:** Mid-terrace house
- **Year built:** 2021
- **Condition:** Very good
- **Building condition:** Very good
- **Wall material:** Silicate
- **Kitchen type:** Separate
- **Number of bathrooms:** 2
- **Number of toilets:** 1
- **Hot water source:** Gas, dual-circuit
- **Heating:** Gas central heating
- **Sewerage:** Municipal
- **Water supply:** Municipal water
- **Windows:** Plastic
- **Roof covering:** Roof tiles
- **Garage:** Yes

## Property features

Garage   Garden

## Möhringen

Mierzyn es un pueblo grande y de rápido crecimiento, que linda directamente con Szczecin por el oeste, dentro del municipio de Dobra. En los últimos años se ha convertido en un lugar de residencia preferido para quienes se desplazan a trabajar a Szczecin, caracterizado por una infraestructura moderna, nuevas urbanizaciones y buenas conexiones con la ciudad. A pesar de su tamaño, Mierzyn conserva en parte su carácter rural, ofreciendo a la vez cercanía a las comodidades urbanas y posibilidades de recreo en plena naturaleza.

## 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.

**Dream Estate**

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**Dream Estate Team**