



## Spacious Detached House with Garden in Wołczkowo Near Nature and City Amenities

**352,000 € (1,490,000 PLN)**

Year built 2001    5 Rooms    ~190 m<sup>2</sup>

### Description

#### Detached House for Sale in Wołczkowo

A well-maintained detached house in Wołczkowo, offering **190 m<sup>2</sup> of total area** and **130 m<sup>2</sup> of usable space**, set on a **1,186 m<sup>2</sup> rectangular plot**. This property is a great choice both for private living and for a quiet business activity. Its convenient location near a local road is an additional advantage, while the beautifully landscaped garden creates a peaceful and welcoming atmosphere.

## Layout

**Ground floor:** - Entrance hall: approx. 3 m<sup>2</sup>

- Hallway: approx. 4 m<sup>2</sup>
- Bathroom: approx. 7 m<sup>2</sup>
- Room: approx. 7 m<sup>2</sup>, ideal as a study or guest bedroom
- Spacious kitchen: approx. 10 m<sup>2</sup>, fully fitted with appliances, including an induction hob
- Living and dining room: 28 m<sup>2</sup>, perfect for family time and entertaining

**Upper floor:** - Bedroom with walk-in wardrobe: approx. 22 m<sup>2</sup>

- Room with balcony and built-in wardrobe: approx. 16 m<sup>2</sup>
- Additional room: approx. 6 m<sup>2</sup>
- Bathroom with shower, bathtub and window: approx. 7 m<sup>2</sup>

**Additional space:** - Basement - Garage in the building: approx. 20 m<sup>2</sup>

## Key Features

- General renovation completed in 2010
- Ceramic tile roof replaced in 2011
- Double-layer brick walls with insulation
- Internal renovation carried out 5 years ago
- Copper central heating and hot water installations
- Gas heating with a dual-function boiler
- Additional wood-fired stove
- Photovoltaic system installed
- Water filter and water softener
- Municipal water supply and sewerage
- Anti-burglary shutters throughout the house
- Monitoring system with 6 cameras and recorder
- Plastic double-glazed windows
- Triple-glazed windows in the kitchen annex from M&S, Słupsk
- Staircase finished with wood-look terracotta over solid poured concrete
- Mixed flooring: boards, terracotta and panels
- Built-in air conditioning
- Internet, cable TV, alarm, intercom

- Kitchen appliances include a fridge, oven, dishwasher and microwave

## Plot and Surroundings

The house is surrounded by a large, beautifully kept garden with thuja trees and fruit trees, offering privacy and space for outdoor relaxation. The plot provides plenty of possibilities, such as a children's play area, vegetable garden or recreational zone.

The property is in a quiet, well-kept area with easy access to urban infrastructure. Nearby you will find schools, shops, public transport stops, a kindergarten, a playground and a forest. It is an excellent option for those seeking comfort, privacy and close contact with nature.

## Details

### House for sale

- Property type: House
- Available from: 26.06.2024
- Total area: 190.00 m<sup>2</sup>
- Usable area: 130.00 m<sup>2</sup>
- Plot area: 1,186.00 m<sup>2</sup>
- Plot shape: Rectangular
- Plot ownership: Ownership
- Share value in the plot: 1
- House type: Detached
- Year built: 2001
- Standard: Very good
- Building condition: Very good
- Wall material: Brick
- Kitchen type: Open-plan
- Bathrooms: 2
- Access road: Local road
- Number of floors, including ground floor: 1
- Hot water source: Dual-function gas boiler, coal stove
- Heating: Other, gas central heating
- Basement: Yes
- Phone line: Yes
- Electricity: Yes
- 400V power supply: Yes
- Connected gas: Yes
- Sewerage: Municipal
- Water supply: Municipal water
- Air conditioning: Yes
- Internet: Yes
- Cable TV: Yes
- Refrigerator: Yes
- Oven: Yes
- Dishwasher: Yes
- Alarm system: Yes
- Monitoring: Yes
- Intercom: Yes
- Window type: Plastic
- Roof covering: Ceramic roof tile

- Flooring: Boards, terracotta, panels
- Fence type: Mixed
- Garage: Yes
- Garage type: Underground
- Garage spaces: 2
- Garden: Yes
- Walk-in wardrobe: Yes
- Utility room: Yes
- Balconies: 1

## Nearby amenities

- Forest: nearby
- Shop: nearby

- Kindergarten: nearby
- Primary school: nearby
- Public transport: nearby
- Playground: nearby

## Bathroom features

- Shower
- Washbasin
- Bathtub
- Toilet
- Window
- Towel radiator
- Microwave: Yes

## Property features

Cellar   Gas   Air conditioning   Garage   Garden   Wardrobe   Balcony

## Völschenhagen

Wołczkowo is a village west of Szczecin, in the Dobra municipality. It is a quiet, typically rural place, surrounded by green areas. It is characterised by scattered development and is ideal for people wanting to escape the hustle and bustle of the city.

### 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).

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