



Holiday House with Rental Potential near the Beach in Sianożęty

257,000 € (1,090,000 PLN)

Year built 2018 12 Rooms ~160 m²

Description

Holiday House for Sale near the Beach, Sianożęty

Are you looking for a business idea, or do you already operate in the tourism industry and want to expand your offer? This fully equipped holiday house in a great location close to the beach in Sianożęty, near Kołobrzeg, is a fantastic opportunity.

The property is tucked away at the end of a quiet street, surrounded by meadows and forest areas within the Natura 2000 zone, offering privacy and a peaceful setting for guests.

Property Highlights

- **Total area:** 160 m²

- **Plot area:** 352 m²
- **Flat, square-shaped, fenced plot**
- **Holiday house built in 2018**
- **Ideal standard and condition**
- **Wooden construction**
- **Tin roof**
- **Plastic windows**
- **Ground floor + 1 upper level**
- **4 bathrooms**

Layout

The building is divided into **4 separate units**. Each module includes: - a **living room with kitchenette and bathroom** on the ground floor - **two bedrooms** on the first floor

Each unit comfortably accommodates **up to 6 guests**, making this an excellent option for short-term rentals or a tourism business.

Additional Features

- Outdoor **picnic table** and **concrete barbecue** for each unit
- **Children's play area**
- **Bicycles included**
- Attached **utility section of 11 m²** with a bathroom, kitchenette, and sofa for the person supervising the property
- **On-site parking with no restrictions**
- **Paved access road**
- **Municipal water and sewerage**
- **Rainwater drainage connected to the municipal system**
- **Photovoltaic installation on the roof**
- **Free-standing oil heaters**
- **Terrrestrial TV**
- **Fiber optic internet cable brought to the property** (connection to be arranged)
- **Security door**
- **Baza danych w pakiecie** included with the sale

Surroundings and Distances

- Beach: **500 m**
- Outdoor gym: **400 m**
- City playground: **1 km**
- Lidl and Dino: **2 km**
- Civil airport: **3 km**
- PKP Ustronie railway station: **3.5 km**
- Skatepark: **3.5 km**
- Kołobrzeg: **11 km**
- Mielno: **29 km**
- Koszalin: **34 km**

The area also offers numerous hiking routes, cycling paths, viewpoints, and natural landmarks.

A well-kept, ready-to-use property in an attractive seaside location with great rental potential.

Details

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| <ul style="list-style-type: none">• Property type: House• Former price: PLN 1,119,000• Plot location: Flat terrain• Total area: 160.00 m²• Plot area: 352.00 m²• Plot shape: Square• Usable area: 160.00 m²• House type: Holiday home• Year built: 2018• Condition: Perfect• Building condition: Perfect• Wall material: Wood• Kitchen type: With window• Number of bathrooms: 4 | <ul style="list-style-type: none">• Number of floors (including ground floor): 1• Hot water source: Municipal network• Heating: Oil central heating• Electricity: Yes• Sewage system: Municipal• Water source: Municipal water supply• Window type: Plastic• Roof covering: Metal roof tiles• Flooring: Floorboards, parquet• Fence type: Mesh• Garage: Yes• Nearest forest: Nearby |
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- **Nearest sea:** Nearby
- **Nearest river:** Nearby
- **Nearest lake:** Nearby
- **Nearest shop:** Nearby
- **Nearest train station:** Nearby
- **Nearest bus station:** Nearby
- **Nearest pharmacy:** Nearby
- **Nearest restaurant:** Nearby
- **Nearest playground:** Nearby

Property features

Garage Garden

Ziegenberg

Sianożęty lies within the Ustronie Morskie area between Kołobrzeg and Mielno. It has a long, fine-sand beach with mighty dunes. Sianożęty is a quiet holiday village, attracting mainly those seeking rest. The surroundings have a few campsites and holiday homes. The maritime climate here is mild, with clean air rich in sea salt.

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.

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