



## Charming Semi-Detached House with Garden in Świnoujście

**425,000 € (1,800,000 PLN)**

Year built 1930   5 Rooms   ~127 m<sup>2</sup>

### Description

#### Charming Semi-Detached House in a Quiet Part of Świnoujście

Located on one of the quieter streets in Świnoujście, this brick semi-detached house offers a comfortable and practical layout in a peaceful residential setting. The property is in good technical condition and sits on an irregular, fenced plot with a sliding gate. A detached single-car garage is located on the grounds.

#### Property Highlights

- **Total / usable area:** 127 m<sup>2</sup>
- **Plot area:** 536 m<sup>2</sup>
- **House type:** Semi-detached

- **Year built:** 1930
- **Condition:** Good
- **Construction material:** Brick
- **Floors:** 2
- **Attic:** Usable
- **Basement:** Full basement
- **Garage:** Detached, 1 parking space
- **Terrace:** 1 large terrace
- **Garden:** Yes

## Layout

**Ground floor** - Spacious entrance hall - Bright living room with a fireplace and access to the large terrace - Open-plan dining area and kitchen - 1 bedroom - Large bathroom

**First floor** - 3 bedrooms - Small kitchen - Bathroom - Separate WC

**Attic** - Additional usable space with potential for an extra room

**Basement** - 4 large, dry basement rooms with access to the garden

## Standard and Utilities

The house has had the water and electrical installations replaced. Heating and hot water are provided by a gas boiler, while the fireplace adds a cosy atmosphere to the living and dining area. The property benefits from low running costs.

Additional features include: - PVC windows - Tile roof - Panel flooring - Internet connection - Refrigerator - Municipal sewerage and water supply - Gas connection - Electricity

## Location

The surrounding area is quiet and well connected, with many everyday amenities nearby, including shops, schools, public transport, a marina, park areas, the sea, and recreational facilities.

A well-kept home in a great location, perfect for anyone looking for a peaceful lifestyle close to city conveniences.

## Details

### House for Sale

- **Property type:** House
- **Available from:** 24/02/2025
- **Old price:** €460,599 (PLN 1,999,000)
- **Plot location:** Flat terrain
- **Total area:** 127.00 m<sup>2</sup>
- **Plot area:** 536.00 m<sup>2</sup>
- **Plot width:** 20.00 m
- **Plot length:** 52.00 m
- **Plot shape:** Irregular
- **Usable area:** 127.00 m<sup>2</sup>
- **Ownership type:** Ownership
- **House type:** Semi-detached
- **Year of construction:** 1930
- **Standard:** Good
- **Building condition:** Good
- **Wall material:** Brick
- **Kitchen type:** Open-plan
- **Bathrooms:** 2
- **WC:** 1
- **Access road:** Quiet street
- **Number of floors:** 2
- **Hot water source:** Gas, two-circuit boiler
- **Heating:** Gas central heating
- **Basement:** Yes
- **Electricity:** Yes

- **Gas connection:** Yes
- **Sewage system:** Municipal
- **Water supply:** Municipal water
- **Internet:** Yes
- **Fridge:** Yes
- **Window type:** Plastic
- **Roof covering:** Tile
- **Attic:** Usable
- **Flooring:** Panels
- **Fencing:** Mesh
- **Garage:** Yes
- **Garage type:** Detached
- **Parking spaces:** 1
- **Garden:** Yes
- **Utility room:** Yes
- **Fireplace:** Yes
- **Terrace:** Yes
- **Terraces:** 1

### Nearby

- Swimming pool
- Park
- Forest
- Sea
- Shop
- Nursery
- Kindergarten
- Primary school
- Train station

- Bus stop
- Marina
- Public transport
- Pharmacy
- Restaurant
- Fitness club
- Hospital

- Bank
- Playground

## Bathroom equipment

- Shower
- Sink
- WC

## Property features

Cellar   Gas   Garage   Garden   Fireplace   Terrace

## Swinemünde

Świnoujście is a port and spa town in the far northwest of Poland, spread across three islands (Uznam, Wolin, Karsibór). It has Poland's widest beach (over 20 km long) and numerous spa facilities. The town was already a well-known Baltic resort in the 19th century. Worth seeing are Fort Gerhard, the lighthouse (43 m tall) and large seaside promenades. Świnoujście combines a maritime style with a mild sea climate.

## 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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**Dream Estate Team**