



Waterfront Detached House for Sale in Trzebież with Guest House and Garden

354,000 € (1,500,000 PLN)

Year built 1941 4 Rooms ~119 m²

Description

Exceptional Detached House in Trzebież

We are pleased to offer for sale a unique detached house in a truly exceptional location in Trzebież, set on a beautifully arranged and fenced plot in the first line from the water.

Just about 10 metres from the plot boundary there is a boat launching slip, making this an ideal property for lovers of water and outdoor living.

Layout

Ground floor - Spacious living room connected to a large dining area and kitchen - Bathroom with WC - Separate WC - Hall

Attic - 3 spacious bedrooms - Walk-in wardrobe - Bathroom with WC - Hall

Basement - Wine cellar - Restored shelter currently used as a pantry - Laundry room with drying area - Heating oil storage room

Unusable attic

Property details

- Detached house
- Total area: 119 m²
- Usable area: 119 m²
- Plot area: 1,598 m²
- Year built: 1941
- Very good standard and condition
- Walls made of concrete blocks
- Roof covered with ceramic tiles
- Kitchen with a window
- 2 bathrooms
- Basement
- Electricity
- Fireplace
- Garage
- Garden

Renovation and equipment

The house underwent a comprehensive renovation at the turn of 2020/2021, including: - replacement of all installations - reconfiguration of the ground-floor layout with building permit and supervision - installation of new 3-pane PVC windows - beautifully restored wooden stairs - concealed water installations - exposed original brickwork in the living room

The kitchen equipment and part of the furniture in other rooms are included in the price.

Comfort and additional features

- Insulated building with 10 cm styrofoam
- Roof covered with cement tiles
- BUDERUS oil-fired heating system
- THOR freestanding fireplace as an additional heat source
- 3.8 kW photovoltaic system
- Monitoring and alarm system
- Own utility water intake

Plot and surroundings

The carefully arranged plot includes: - guest house / residential building of 35 m² - carport for two cars - smokehouse - wood storage - fire pit area - numerous plantings - various gardening tools included

The property is located in a peaceful area on a dead-end street with very low traffic, which adds to the comfort and privacy of everyday life.

A wonderful offer thanks to its outstanding location, potential, and many possible uses.

Details

- | | |
|--------------------------------------|------------------------------------|
| • Property type: House | • Building condition: Very good |
| • Total area: 119.00 m ² | • Wall material: Concrete blocks |
| • Plot area: 1,598.00 m ² | • Kitchen type: With a window |
| • Plot width: 33.00 m | • Number of bathrooms: 2 |
| • Plot length: 49.00 m | • Basement: Yes |
| • Usable area: 119.00 m ² | • Electricity: Yes |
| • House type: Detached | • Roof covering: Ceramic roof tile |
| • Year built: 1941 | • Garage: Yes |
| • Standard: Very good | • Garden: Yes |
| | • Fireplace: Yes |

Property features

Cellar Garage Garden Fireplace

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.

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

#431423

Dream Estate Team