



Charming Mid-Terrace House in Szczecin with Garden, Sauna and Garage

354,000 € (1,499,000 PLN)

Year built 2001 4 Rooms ~199 m²

Description

Charming Mid-Terrace House in a Quiet Part of Szczecin

We are pleased to present a **mid-terrace house** with a **usable area of 183.3 m²**, located in the peaceful **Żelechowa** district of northern Szczecin, on a quiet dead-end street surrounded by single-family homes.

Plot

- **Plot area:** 207 m²
- **Shape:** rectangular
- **Terrain:** flat
- **Fenced plot**

- **Parking available on the plot**, in front of the garage entrance

Layout

Ground floor

- Bright **living room with a fireplace** and access to the garden
- **Dining area**
- **Open-plan kitchen** with built-in furniture and appliances included in the price
- **Guest toilet**
- **Hallway and entrance vestibule** with a spacious built-in wardrobe

First floor

- **Three bedrooms**, two of them with built-in wardrobes
- **Large bathroom with a window**, featuring a bathtub, shower cabin, two washbasins, bidet, and toilet
- **Landing**

Basement

- **Garage** with an area of 24 m²
- **Recreation room with a sauna** and access to the garden
- **Utility room** with boiler room and laundry area

Property Standard

The house was built in **2001** using traditional construction methods and is maintained in **very good condition**. The exterior walls are insulated with **15 cm graphite polystyrene**, helping to improve energy efficiency.

Additional features: - **Wooden windows** - **Tile roof** - **Flooring**: panels and terracotta - **Wooden staircase** - **Alarm system** - **Intercom**

Heating and Utilities

- **Gas central heating**
- **Fireplace heating**, with warm air distribution to the open living area on the ground floor, as well as to the bathroom and one bedroom upstairs

- **Municipal water supply**
- **Municipal sewage system**
- **Gas connection**
- **Electricity connected**

In **2020**, a **6.46 kW photovoltaic system** was installed, operating under the previous settlement rules, with the option to transfer the agreement. The annual energy production covers current consumption as well as water heating.

Location

This property is set in a **quiet and peaceful neighborhood** with mainly single-family housing. It offers excellent access to Szczecin city centre: - around **11 minutes by car** - around **25 minutes by public transport**

A perfect choice for those who value **tranquility, comfort, and proximity to the city.**

Details

House for Sale – Żelechowa

- **Type:** House
- **District/estate:** Żelechowa
- **Location of plot:** Flat terrain
- **Total area:** 199.00 m²
- **Plot area:** 207.00 m²
- **Plot shape:** Rectangular
- **Usable area:** 183.30 m²
- **House type:** Terraced house
- **Year of construction:** 2001
- **Standard:** Very good
- **Building condition:** Very good
- **Wall material:** Hollow block
- **Kitchen type:** Open-plan
- **Bathrooms:** 1
- **WC:** 1
- **Number of floors (including ground floor):** 1
- **Hot water source:** Gas two-function boiler, electric instantaneous water heater, electric water heater
- **Heating:** Gas central heating, fireplace
- **Electricity:** Yes
- **Gas connection:** Yes
- **Sewerage:** Municipal
- **Water supply:** Municipal water
- **Alarm:** Yes
- **Intercom:** Yes
- **Roof covering:** Roof tiles
- **Floor type:** Panels
- **Fence type:** Mixed
- **Garage:** Yes

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• **Garage type:** Underground

• **Parking spaces:** 1

Property features

Gas Garage Cellar Garden

Stettin

Szczecin is the largest city in northwestern Poland, located on the Oder river and close to the Szczecin Lagoon. It has a large seaport and a historic old town. Worth seeing are the medieval Chrobry Embankment along the river with a view of the harbour, the old town with its town hall, and numerous museums (such as the National Museum). Although not directly on the sea, a maritime atmosphere is felt here thanks to the river and the lagoon. The climate has continental influences but is cool in summer thanks to Baltic winds.

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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