



Ground-Floor Garden Apartment in Szczecin's Quiet Gumieńce District

161,000 € (680,000 PLN)

Year built 2011 2 Rooms ~57 m²

Description

Charming 56.8 m² Ground-Floor Apartment with Garden in Gumieńce

We are pleased to present this inviting apartment located in a quiet part of Gumieńce, within a small, intimate residential building. It is an ideal choice for anyone looking for a comfortable home with a garden and excellent local amenities.

Property highlights

- **56.8 m²** of living space
- **Bright living room with access to the garden**
- **Bedroom** with a double bed, spacious wardrobe, and chest of drawers
- **Separate, light-filled kitchen** with dining area and full equipment:

- kitchen furniture in very good condition
- dishwasher
- 4-burner induction hob
- oven
- fridge
- freezer
- **Large bathroom** with shower cabin, concealed WC, washbasin, and washing machine
- **Hallway** with a functional corridor and storage wardrobe
- **Gas heating and hot water** via a Viessmann boiler, last serviced in **November 2024**
- Access to a **storage cupboard** in the building corridor
- **New PVC windows** and marble window sills
- **Anti-burglary alarm system**

Building and surroundings

The apartment is situated in a quiet, low-rise neighborhood made up of houses and small terraced buildings. The property is part of a small enclosed development with a fenced plot and a garden featuring a tool shed.

Parking is available on the street, where there is no parking zone and plenty of space. There is also an option to rent a parking space on the yard behind a remote-controlled gate.

Location

Gumieńce offers a peaceful setting with excellent access to the city and everyday conveniences: - Tram stops for lines **8 and 10** approximately **400 m** away - Bus line **60** approximately **300 m** away - **Žabka** around **300 m** - **CH Ster** around **1 km** - **Lidl** around **1.5 km** - Primary school around **300 m** - High school around **50 m** - Nearby playgrounds, recreational areas, a tennis court, restaurants, shops, and service points

Residents benefit from a calm, friendly atmosphere and a very pleasant neighborhood.

Fees

- No monthly rent
- Heating: approx. **€60 (PLN 260)** every 2 months
- Repair fund: **€29 (PLN 125)**
- Water and waste: approx. **€16 (PLN 70)** every 2 months, depending on usage
- Electricity: according to consumption

Additional note

Internet access is available via a subscription starting from **€12 (PLN 50)** per month.

Details

Apartment in Gumieńce

- Total area: 57.00 m²
- Year built: 2011
- Condition: perfect
- Wall material: concrete blocks
- Kitchen type: with window
- Bathrooms: 1
- Ground floor: yes
- Number of floors: 1
- Hot water supply: gas, two-circuit boiler
- Heating: gas central heating

- Gas connected: yes
- Refrigerator: yes
- Dishwasher: yes
- Intercom: yes
- Window type: plastic
- Fencing: full

Location highlights - Forest nearby - Lake nearby - Shop nearby - Primary school nearby - Public transport nearby - Restaurant nearby - Fitness club nearby - Bank nearby - Playground nearby

Price: €160,785 (PLN 699,000)

Property features

Ground floor Gas Fence 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).

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