



Modern Semi-Detached House in Jęczydół Near Forest, Szczecin and Stargard

253,000 € (1,071,000 PLN)

Year built 2025 4 Rooms ~137 m²

Description

Modern Detached House in a Peaceful Green Setting

Discover this newly built, spacious **semi-detached house** located in **Jęczydół, Kobyłanka commune, Stargard County**, right next to the forest. Set halfway between **Szczecin and Stargard**, it offers excellent access to both cities, including a very quick drive from Szczecin's right-bank districts.

The property is situated in an ecologically clean area with fresh air and open green surroundings. Nearby, there is a charming residential estate of detached homes and some semi-detached houses, creating a pleasant and welcoming neighbourhood.

Property Highlights

- **Total area:** 137.15 m²
- **Usable area:** 126.09 m²
- **Plot area:** 678 m²
- **House type:** Semi-detached
- **Year of construction:** 2025
- **Condition / standard:** Developer standard
- **Garage:** 1-car garage
- **Garden:** Yes
- **Terrace:** Yes
- **Walk-in wardrobe:** Yes
- **Fireplace connection:** Available in the living room
- **Plot shape:** Rectangular
- **Plot location:** Flat terrain

Layout

Ground floor – 70.42 m² - Entrance hall: 2.36 m² - Hallway: 4.57 m² - Living room with kitchenette: 32.39 m² - WC / bathroom: 3.35 m² - Utility room: 3.71 m² - Room: 8.01 m² - Garage: 16.03 m²

First floor – 55.67 m² - Hallway: 7.63 m² - Bathroom: 5.67 m² - Utility room 2: 4.48 m² - Room: 9.56 m² - Room: 9.26 m² - Walk-in wardrobe: 5.22 m² - Bedroom: 13.58 m²

Technical Specification

- Triple-glazed PVC windows
- Electric shutters on the ground floor, included in the price
- External insulation: 20 cm styrofoam
- Roof insulation: 20 cm PUR foam
- External and load-bearing internal walls made of expanded clay concrete blocks
- Heating via heating foil system with PV installation on the roof
- Mechanical ventilation with heat recovery
- Anti-burglary entrance door
- Ceramic roof tiles

- Electricity and 400V power supply
- Internet connection
- Intercom
- Private water well
- Septic tank

Surroundings

Jęczydół offers convenient everyday amenities, including: - shops - post office - bus stop - church - playground - cycling and walking paths

The land will be partially fenced, with mesh fencing on three sides after completion of the investment. Parking will also be possible at the driveway to the garage.

The developer standard completion is planned for **September 2025**. The appearance of the building and the exact areas may slightly differ from the information provided above.

Details

House for sale

- Property type: House
- Total area: 137.15 m²
- Plot area: 678.00 m²
- Plot shape: Rectangular
- Usable area: 126.09 m²
- House type: Semi-detached
- Year of construction: 2025
- Standard: Developer standard
- Building condition: Developer standard
- Wall material: Concrete blocks
- Kitchen type: Open-plan
- Kitchen area: 10 m²
- Bathrooms: 2
- Bathroom areas: 5.67 + 3.35 m²
- Room areas: 32.39 + 13.58 + 9.56 + 9.26 + 8.01 m²
- Number of floors, including ground floor: 1
- Electricity: Yes
- 400V power supply: Yes
- Internet: Yes
- Roof covering: Ceramic tiles
- Garage: Yes
- Garage spaces: 1
- Garden: Yes
- Walk-in closet: Yes
- Fireplace: Yes
- Terrace: Yes
- Number of terraces: 1
- Plot location: Flat terrain
- Hot water source: Electric boiler

- Sewage system: Septic tank
- Water source: Well
- Intercom: Yes
- Window type: Plastic
- Flooring: Concrete
- Fence type: Metal

Property features

Garage Garden Wardrobe Fireplace Terrace

Jäschendorf

Jęczydół charms with its setting on an idyllic park lake. Exclusive residential complexes and individual lakeside villas are being built here. Enjoy the morning dew on the water and the sunset in the garden in the evening – peace and privacy guaranteed.

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.

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