



Exceptional Equestrian Estate with Pool in Kamień Pomorski Near the Baltic Sea

921,000 € (3,900,000 PLN)

Year built 2016 7 Rooms ~203 m²

Description

Exceptional Equestrian Estate with Family Home and Pool

This unique property is ideal for animal breeding and currently operates as a horse stud farm. It offers an excellent location near the S3 expressway and the road leading toward Kamień Pomorski and the Baltic Sea resorts, including Dziwnówek and Pobierowo.

Set on a gently elevated plot, the home enjoys peaceful surroundings right by the forest edge and views over a beautifully arranged estate.

Plot and Setting

- Total land area: **10.45 ha (104,500 m²)**
- Triangular-shaped plot

- Direct border with the forest on the western side
- One boundary runs along County Road 108, lined with over 2-meter thuja hedges
- The remaining sides border farmland and forest
- Entire estate is fenced
- Separate zones for the residential area and the хозяй хозяйственной part of the property
- Paved driveway and separate access for agricultural machinery

Main House

A detached house built in **2016**, with a total area of **203 m²**.

The layout includes: - Living room with fireplace - Kitchen with window and dining area - 5 bedrooms - 2 bathrooms - Office - Utility room - Spacious attic - Two west-facing entrances

The house is heated by a **heat pump**, with underfloor heating and radiators in the bedrooms. A fireplace in the living room adds a warm and cosy atmosphere. The heating system is additionally supported by **heat recovery ventilation**.

The house is very well maintained and fully equipped. A **reed thatched roof** gives it a distinctive and elegant character.

From the east side, there is access to a paved terrace connected to the pool terrace.

Pool Area

- Permanent swimming pool: **48 m²**
- Heated water via heat pump
- Complete water filtration system

Outbuilding / Stable

The large outbuilding serves as a fully equipped stable and includes: - Bathroom - Tack room - Large workshop - Heated tack room, bathroom, and exam room - Hot and cold water supplied to these rooms and to the horse wash areas - Two horse wash bays - Over **60 m²** of storage space - Box with crush, used as an examination room

Stable layout: - 9 single boxes - 2 large boxes of approx. **30 m²** each - 9 English boxes with external access - Easily removable box partitions

Apartment in the Outbuilding

A separate apartment with its own entrance, measuring **83 m²**, includes: - Living room with kitchen - 2 bedrooms - Bathroom - Spacious hall

The apartment is heated by a heat pump and has underfloor heating. A paved west-facing terrace is also available.

Additional Features

- **24 kW** solar installation on the outbuilding roof
- Monitoring system for both buildings
- Each English box also has its own monitoring
- Covered shelter of just under **100 m²**
- Horse pastures and paddocks:
- 2 large pastures of approx. **2 ha** each
- 8 medium paddocks
- 3 small paddocks

A rare opportunity for buyers seeking a spacious and carefully organized rural estate with excellent equestrian facilities, a comfortable family home, and a scenic setting close to the Baltic coast.

Details

Detached House for Sale

- **Property type:** House
- **Total area:** 203.00 m²
- **Usable area:** 203.00 m²
- **Plot area:** 104,500.00 m²
- **Plot ownership:** Freehold
- **House type:** Detached
- **Year built:** 2016
- **Condition:** Very good
- **Building condition:** Excellent
- **Wall material:** Brick
- **Kitchen type:** With a window
- **Bathrooms:** 2
- **Electricity:** Yes
- **Fridge:** Yes
- **Oven:** Yes

- **Dishwasher:** Yes
- **Roof covering:** Thatched roof
- **Garage:** Yes
- **Walk-in wardrobe:** Yes
- **Fireplace:** Yes
- **Terrace:** Yes
- **Number of terraces:** 1

Property features

Garage Wardrobe Fireplace Terrace Garden

Cammin in Pommern

Kamień Pomorski lies at the mouth of the Dziwna and on the shore of a small lake. This historic small town combines culture with water sports opportunities. Invest in a townhouse flat with a river view or in a modern detached house by the lake – the perfect balance between city life and nature.

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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We work with vetted partners (property valuation, tax and legal advice, sworn translations, renovation of properties in need of refurbishment).

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