



Modern Detached House in Bobolin Near Szczecin with Garden and Winter Garden

331,000 € (1,399,999 PLN)

Year built 2021 4 Rooms ~149 m²

Description

Detached House in Bobolin, near Szczecin

A modern, spacious detached house designed for those who value peace, privacy, and a location very close to Szczecin city centre.

Built in 2021, the property features elegant architecture, smart automation, and a highly comfortable layout. It offers a total area of **149.37 m² (1,607 sq ft)** and a usable area of **131.37 m² (1,414 sq ft)** on a plot of **658 m² (7,082 sq ft)**.

Layout

- **Ground floor:** a large living room with an open-plan kitchen and a centrally placed fireplace, plus a bathroom with a walk-in shower, washbasin, and WC

- **First floor:** three bedrooms, one currently arranged as a walk-in wardrobe, and a bathroom with a freestanding bathtub, WC, and washbasin
- Additional attic space

Outdoor space

The living room opens onto a terrace and a beautifully landscaped garden with trees and shrubs. On the eastern side, there is a glazed, covered winter garden with an area of **24 m² (258 sq ft)**. The property also includes a terrace of **30 m² (323 sq ft)**.

The garden is equipped with an automatic irrigation system and a robotic lawn mower, creating a low-maintenance and welcoming outdoor space.

Features and equipment

- Single-car garage
- Separate utility building with a small cellar
- Somfy automatic shutters throughout the house
- Samsung heat pump with an additional domestic hot water tank
- Comfortable underfloor heating
- Instant hot water at all sinks, the bathtub, and the shower
- Custom multi-point indoor lighting
- Four-zone alarm system
- Garden lighting
- Monitoring system

Technical details

- Detached house
- Very good building condition
- Ideal standard
- Ceramic brick walls
- Metal roof tiles
- Plastic windows
- Open-plan kitchen
- Municipal water supply
- Municipal sewage system

- Connected gas
- Electricity and 400V power available
- 2 bathrooms

A comfortable, well-equipped home in a quiet setting, yet with excellent access to Szczecin.

Details

Detached House for Sale

- **Property type:** House
- **Total area:** 149.37 m²
- **Usable area:** 131.37 m²
- **Plot area:** 658 m²
- **Plot width:** 26 m
- **Plot length:** 30 m
- **Plot shape:** Irregular
- **House type:** Detached
- **Year built:** 2021
- **Condition:** Ideal
- **Building condition:** Very good
- **Wall material:** Ceramic brick
- **Kitchen type:** Open-plan
- **Electricity:** Yes
- **400V power supply:** Yes

- **Washing machine:** Yes
- **Monitoring:** Yes
- **Roof covering:** Metal roof tiles
- **Garage:** Yes
- **Garage spaces:** 1
- **Garden:** Yes
- **Bathrooms:** 2
- **Heating:** Heat pump
- **Gas connected:** Yes
- **Sewage system:** Municipal
- **Water supply:** Municipal water
- **Windows:** Plastic
- **Terrace area:** 30 m²
- **Nearest bus stop:** Nearby

Bathroom features: heated towel rail, shower, washbasin, window, washing machine, toilet, bathtub

Property features

Gas Garage Garden Cellar

Böbbelin

Bobolin is a small village in the western part of the West Pomeranian voivodeship, just a few kilometres from the Polish-German border. Its peaceful setting amid greenery and its proximity to Szczecin and border crossings make Bobolin an ideal place for anyone who wants to live close to nature while working or investing abroad. Spacious plots and good accessibility especially attract families, those seeking peace and quiet, and investors.

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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