



Spacious 3-Apartment House with Investment Potential in Szczecin Gołęcino

378,000 € (1,599,000 PLN)

Year built 1984 10 Rooms ~552 m²

Description

Spacious House with Three Independent Apartments in Gołęcino

We are pleased to present this large, basemented house from 1984, offering three independent apartments and surrounded by beautiful greenery, flowers, trees, and shrubs. The property is located in Gołęcino on Świętojańska Street, close to public transport and SKM connections, with lovely views of the surrounding area.

Set on a 584 m² plot, the property includes parking spaces, two shelters, and a fenced yard with two entrance gates. The total usable area is 351.07 m², plus a 165.02 m² basement.

Key features

- Detached house
- 3 independent apartments
- 1984 build
- Good standard and good condition
- Usable attic
- Two garages in the main building
- Additional brick outbuilding adapted as a small apartment of approx. 40 m²
- Sub-metering for each apartment
- Possibility to install a lift
- Excellent potential for residential or medical/commercial use

Layout

Ground floor – 116.89 m² - Entrance hall - Hallway - Staircase - Apartment with living room opening onto a terrace, 2 bedrooms, hall, separate kitchen, and bathroom

First floor – 118.64 m² - Staircase with utility room - Apartment with living room opening onto a terrace, 2 bedrooms, hall, separate kitchen, and bathroom

Second floor – 115.54 m² - Staircase with utility room - Apartment with living room, 3 bedrooms, separate kitchen with access to a balcony, hall, and bathroom

Attic – 36.12 m²

Basement – 165.02 m² - 3 corridors - 2 utility rooms - 4 storage rooms - 2 garages - Large hall of 42.06 m² - WC

Additional building

On the property there is also a brick outbuilding converted into a residential unit of approx. 40 m², comprising: - Hallway - Room - Kitchen - Bathroom

Location

Golęcino offers a highly attractive location with quick access to both Szczecin city centre and Police. This is a great opportunity for buyers looking for a spacious home with flexible use options and strong investment potential.

A smaller house in the Szczecin area, Stargard, Nowogard, Białogard, and nearby locations may be considered for exchange.

Details

- **Property type:** House
- **District / neighborhood:** Golęcino
- **Plot location:** Slope
- **Total area:** 552.21 m²
- **Plot area:** 584.00 m²
- **Plot shape:** Irregular
- **Usable area:** 351.07 m²
- **House type:** Detached
- **Year built:** 1984
- **Condition:** Good
- **Building condition:** Good
- **Wall material:** Ytong
- **Heating:** Gas central heating
- **Electricity:** Yes
- **400V power:** Yes
- **Gas connected:** Yes
- **Sewage system:** Municipal
- **Water supply:** Municipal water
- **Intercom:** Yes
- **Window type:** Plastic
- **Roof covering:** Sheet metal
- **Attic:** Usable
- **Fence type:** Masonry
- **Garage:** Yes

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Property features

Gas Garage Cellar Elevator Garden Balcony

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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