



## Spacious Family Semi-Detached Home with Garden in Mierzyn

**281,000 € (1,189,000 PLN)**

Year built 2024   5 Rooms   ~126 m<sup>2</sup>

### Description

#### Spacious Family Semi-Detached Home in Mierzyn

Are you dreaming of a place where your family can truly settle down and enjoy life in peace, close to nature, with a sense of safety and freedom? This home could be the perfect match.

This spacious semi-detached house in the heart of Mierzyn has been designed with families in mind, offering comfort, functionality, and a beautiful setting. With **126.14 m<sup>2</sup>** of living space, four bedrooms on the upper floor, a large living room, and a private garden, it provides room for both shared moments and individual passions.

It is a home where children can laugh, play, and grow in comfort, while evenings are spent together around the table in the living room, enjoying calm and privacy away from the city centre.

## Thoughtfully Designed Living Space

The layout has been planned to give each family member privacy, while still making everyday life feel connected.

**Ground floor includes:** - a bright living area with an open-plan kitchen - 2 WC rooms - direct access to the garden

**First floor includes:** - 4 rooms - 1 bathroom - no sloping ceilings, offering full usable space and flexible interior arrangement

## Quality You Can Feel Every Day

The house has been built with durable, high-quality materials and attention to both function and appearance. The structure uses solid silicate blocks and reinforced concrete, while the hip roof with mansard windows is finished with graphite concrete tiles, giving the building a modern and elegant look.

Comfort is ensured year-round thanks to underfloor heating, complemented by wall radiators in the bathrooms. Heating and hot water are provided by an efficient gas condensing boiler.

The home also features natural ventilation, offering a quiet and low-maintenance solution for daily air exchange.

Utilities are connected to the network: - municipal water supply - gas connection - municipal sewerage - electricity

## Location That Supports Family Life

The house is located in a quiet, green area with access via a municipal road.

Nearby you will find: - swimming pool - shop - nursery - kindergarten - primary school - public transport - pharmacy - restaurant - fitness club

The plot is fenced and comes with a finished pathway and parking spaces, making it ready for everyday family living.

## A Home to Finish Your Way

The property is sold in developer standard, giving you the freedom to finish the interior according to your own taste and needs.

This is not a ready-made home — it is the foundation for a space that will be entirely yours.

## Details

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| <ul style="list-style-type: none"> <li>• <b>Property type:</b> House</li> <li>• <b>Available from:</b> 02/05/2025</li> <li>• <b>Plot location:</b> Flat terrain</li> <li>• <b>Total area:</b> 126.14 m<sup>2</sup></li> <li>• <b>Plot area:</b> 418.00 m<sup>2</sup></li> <li>• <b>Plot shape:</b> Rectangular</li> <li>• <b>Usable area:</b> 126.14 m<sup>2</sup></li> <li>• <b>House type:</b> Semi-detached</li> <li>• <b>Year built:</b> 2024</li> <li>• <b>Condition:</b> To be finished</li> <li>• <b>Building condition:</b> Developer standard</li> <li>• <b>Wall material:</b> Silicate blocks</li> <li>• <b>Kitchen type:</b> Open-plan kitchen</li> <li>• <b>Bathrooms:</b> 1</li> <li>• <b>WC:</b> 2</li> <li>• <b>Number of floors, including ground floor:</b> 2</li> <li>• <b>Hot water source:</b> Gas, dual-circuit boiler</li> <li>• <b>Heating:</b> Gas central heating</li> </ul> | <ul style="list-style-type: none"> <li>• <b>Electricity:</b> Yes</li> <li>• <b>Gas supply:</b> Yes</li> <li>• <b>Sewerage:</b> Municipal</li> <li>• <b>Water supply:</b> Municipal water</li> <li>• <b>Windows:</b> Plastic</li> <li>• <b>Roof covering:</b> Concrete tiles</li> <li>• <b>Floor type:</b> Concrete</li> <li>• <b>Fencing:</b> Mesh</li> <li>• <b>Garage:</b> Yes</li> <li>• <b>Garage spaces:</b> 1</li> </ul> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><b>Nearby amenities:</b></p> <ul style="list-style-type: none"> <li>- Swimming pool</li> <li>- Shop</li> <li>- Nursery</li> <li>- Kindergarten</li> <li>- Primary school</li> <li>- Public transport</li> <li>- Pharmacy</li> <li>- Restaurant</li> <li>- Fitness club</li> </ul>                                                                                                                                           |

**Dream Estate**

**#434251**

## **Property features**

Gas   Garage   Garden

## Möhringen

Mierzyn is a large and fast-growing village directly bordering Szczecin to the west, part of the Dobra municipality. In recent years it has become a preferred place to live for people commuting to work in Szczecin, characterised by modern infrastructure, new housing developments and good connections to the city. Despite its size, Mierzyn partly retains a village character, offering both proximity to urban amenities and opportunities for recreation in 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.

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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**Dream Estate Team**