



Detached House in Szczecin's Łękno - Ideal for Business or Living

364,000 € (1,550,000 PLN)

Year built 1932 5 Rooms ~200 m²

Description

Detached House in Łękno, Traugutta Street

A great location for a business headquarters or comfortable living, with public transport nearby. This pre-war detached house, set on a **541 m²** square plot, is located in the desirable Łękno area on Traugutta Street.

The property is currently rented out as a company headquarters, and the lease runs until the end of September. There is a possibility to continue with a reliable tenant. The house is not listed as a heritage building.

Key features

- **Detached house**

- **Built in 1932**
- **Total area:** 200 m²
- **Usable area:** 150 m²
- **Plot area:** 541 m²
- **Three levels**
- **Full basement** with approx. 50 m²
- **Very good condition**
- **Brick construction**
- **Flat plot**
- **Separate kitchen**
- **2 bathrooms**
- **1 WC**
- **Garage**
- **Garden**

Layout

Ground floor:

A living room connected to a study, together offering approx. 40 m². The rooms are joined by sliding doors due to a load-bearing wall. The living room opens directly onto the garden. There is also a separate kitchen with windows facing Traugutta Street, and a small WC at the end of the hall.

First floor:

Original wooden stairs lead to two rooms, a toilet, and a kitchen. The kitchen was previously a bathroom, and the connections are still in place.

Attic:

Original wooden stairs lead to an open space of approx. 40 m² of usable area, with sloping ceilings and exposed beams.

Technical details and upgrades

- Capital renovation completed in 1999
- Electrical and water/sewer installations replaced in 2007
- Roof insulated and covered with metal roof tiles

- House insulated in 2020
- Plastic windows
- Gas heating
- Hot water from a gas, two-function boiler
- Municipal water and sewage
- Electricity and 400V power available

Outdoor area and parking

The plot is well arranged and includes a **detached garage of approx. 25 m²** with power and an inspection pit, suitable for one car. There are also **3 additional parking spaces** by the building and garage, and extra street parking is available on Traugutta Street with no paid parking zone.

Location and zoning

The property benefits from excellent access to public transport and is covered by the local zoning plan “**Pogodno-Wschód**”. The plan requires preserving the roof shape, traditional roofing material, architectural façade composition, window and door divisions, and the historic façade texture and colours.

Available from: 30.09.2025

Details

- | | |
|---|---|
| • Property type: House | • Building condition: Very good |
| • Available from: 30.09.2025 | • Wall material: Brick |
| • District / area: Łękno | • Kitchen type: Separate |
| • Total area: 200.00 m ² | • Bathrooms: 2 |
| • Plot area: 541.00 m ² | • Number of floors including ground floor: 3 |
| • Plot shape: Square | • Basement: Yes |
| • Usable area: 150.00 m ² | • Basement area: 50 m ² |
| • Plot ownership: Ownership | • Electricity: Yes |
| • House type: Detached | • 400V power: Yes |
| • Year built: 1932 | • Gas connected: Yes |
| • Standard: Very good | |

- **Roof covering:** Metal sheet
- **Garage:** Yes
- **Garage spaces:** 1
- **Garden:** Yes
- **Plot location:** Flat terrain
- **WC:** 1
- **Hot water source:** Gas, double-circuit boiler
- **Heating:** Gas central heating
- **Sewerage:** Municipal
- **Water supply:** Municipal water
- **Windows:** Plastic
- **Public transport:** Nearby

Property features

Cellar Gas Garage Garden

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.

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