



Guesthouse and House for Sale in Międzywodzie, 300 m from the Beach

942,000 € (3,990,000 PLN)

Year built 1994 10 Rooms ~298 m²

Description

Guesthouse with a Separate Single-Storey House | Międzywodzie

Located in the seaside resort of Międzywodzie, between the Baltic Sea and the Kamiński Lagoon, this property is just 300 metres from the beach. A high dune separates the beach from the town, with a charming walking promenade running along it.

The guesthouse and the single-storey house sit on a fenced plot of **922 m²**.

Guesthouse layout

Total area: 243.7 m²

- **Ground floor – 84 m²**
 - Two guest rooms with en-suite bathrooms
 - Utility room
 - Boiler room
- **First floor – 80.7 m²**
 - One quadruple room with bathroom
 - One double room with bathroom
 - One triple room with balcony and private bathroom in the hallway
- **Second floor – 79 m²**
 - One double room with bathroom
 - One double room with balcony and private bathroom in the hallway
 - One triple room with bathroom
 - One triple room with private bathroom in the hallway

Single-storey house

Area: 54.67 m²

- Two rooms
- Office
- Pantry
- Kitchen
- Bathroom

There is also parking space for **10 cars** directly next to the guesthouse.

About the location

Międzywodzie is a popular holiday destination on the eastern side of Wolin Island, welcoming thousands of visitors every day during the season. The resort offers a well-developed leisure, recreation, and rehabilitation infrastructure, and one of its attractions is a yacht marina.

Excellent connections to nearby towns: - **10 minutes** to Dziwnów - **25 minutes** to Międzyzdroje - **75 minutes** to Szczecin

Property details

- Property type: House
- Detached
- Built in **1994**
- Very good condition
- Brick construction
- **2 floors** including ground floor
- Garage: Yes
- Garage spaces: **1**

Energy performance

Guesthouse - EU: **43.97 kWh/m²/year** - EK: **17.39 kWh/m²/year** - EP: **52.18 kWh/m²/year** - CO2 emissions: **0.0115 t CO2/m²/year** - Renewable energy share: **61.54%**

House - EU: **56.66 kWh/m²/year** - EK: **22.58 kWh/m²/year** - EP: **67.74 kWh/m²/year** - CO2 emissions: **0.0149 t CO2/m²/year** - Renewable energy share: **61.54%**

A great opportunity for anyone looking for a property in a prime seaside location with guest accommodation potential.

Details

- | | |
|---|---|
| <ul style="list-style-type: none">• Property type: House• Total area: 298.00 m²• Plot area: 922.00 m²• Usable area: 298.00 m²• House type: Detached• Year built: 1994 | <ul style="list-style-type: none">• Standard: Very good• Building condition: Very good• Wall material: Brick• Number of floors (including ground floor): 2• Garage: Yes• Parking spaces: 1 |
|---|---|

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Property features

Garage Garden Balcony

Heidebrink

Międzywodzie is a village on the West Pomeranian Baltic coast, on a spit between a coastal lake and the Baltic Sea. The village has several beach sections and two bridges. Surrounded by dunes and forests, Międzywodzie is a peaceful seaside resort. Long beach walks are popular here in summer. The climate is cool-temperate and maritime, pleasant in summer.

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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Personal support – transparent, competent, and in English.

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