



Spacious Detached House with Garden and Investment Potential in Mierzyn

614,000 € (2,600,000 PLN)

Year built 2008 8 Rooms ~298 m²

Description

Spacious Detached House with Flexible Layout and Beautiful Garden

Located on a flat, rectangular plot of **1,040 m²**, this elegant **detached house** offers a highly functional layout, quality construction, and excellent potential for both family living and investment purposes. Thanks to its design, the property can be easily divided into **two or even three separate units**.

Built in **2008**, the house is in **very good condition** and stands among other single-family homes on a quiet cul-de-sac. Its slightly elevated setting enhances privacy and gives the property a pleasant presence.

Key features

- **Total area:** 298.50 m²
- **Usable area:** 261.30 m²
- **Plot area:** 1,040 m²
- **Detached house**
- **2-car garage**
- **1 terrace**
- **Attic:** usable
- **4 bathrooms**
- **Separate kitchen**
- **Garden and walk-in closets**
- **Alarm system**
- **Intercom**
- **Internet and cable TV**
- **Mains gas, electricity, water, and sewerage**

Building and finishes

The ground floor is built of lime-sand brick, while the upper floor is made of Porotherm blocks. The house is insulated with mineral wool, and the façade includes decorative clinker brick detailing. The roof is finished with **ceramic tiles**, and the windows are **mahogany-framed** with electric anti-burglary shutters controlled by timer. The property also features reinforced concrete ceilings and a solid wooden staircase made of beech.

Layout

Ground floor - South-facing living room: **26.12 m²**, with the option to install a fireplace - Dining room: **15 m²** - Separate kitchen: **10.51 m²** - Access to the terrace from the living and dining areas - 3-room separate section with a WC and its own external entrance, offering great flexibility for a guest area, office space, or independent apartment - Hall - Walk-in closet: **15.13 m²** - Bathroom with shower: **4.19 m²** - Boiler room with laundry area: **6.64 m²** - Double garage: **37.2 m²**

First floor - Hallway - Two bedrooms: **18.67 m²** and **18.25 m²**; one includes a walk-in closet of **5.27 m²** - Guest room: **14.12 m²** - Primary bedroom: **14.92 m²** with en-suite bathroom **5.73 m²** and walk-in closet **3.37 m²** - Shared bathroom: **12.55 m²**

Comfort and efficiency

The home is equipped with **modern and economical gas heating**, including a condensing boiler with a hot water tank and a self-cleaning water filter. The interior features durable flooring and tasteful finishes, with ceramic tiles in the bathrooms, WC, and kitchen.

Outdoor space

The garden is beautifully landscaped with mature, elegant plantings, creating a peaceful and refined setting. The property is enclosed by a stylish mixed fence, including decorative clinker brick and wrought-iron elements, with an electric gate operated by remote control.

A rare and distinctive property with exceptional potential — ideal for comfortable family living or as a smart investment opportunity.

Details

Property type: House

Plot location: Flat terrain

Total area: 298.50 m²

Plot area: 1,040.00 m²

Plot shape: Rectangular

Usable area: 261.30 m²

Plot ownership: Ownership

Share value in the plot: 1

House type: Detached

Year built: 2008

Condition: Very good

Building condition: Very good

Wall material: Brick

Kitchen type: Separate

Kitchen area: 10.51 m²

Bathrooms: 4

Number of floors (including ground floor): 1

Hot water source: Gas, two-circuit boiler

Heating: Gas central heating

Electricity: Yes

Gas supply: Yes

Sewage system: Mains

Water supply: Mains water

Internet: Yes

Cable TV: Yes

Alarm: Yes

Intercom: Yes

Window type: Plastic

Roof covering: Ceramic roof tile

Attic: Usable

Fence type: Mixed

Garage: Yes

Garage spaces: 2

Garden: Yes

Walk-in wardrobe: Yes

Terrace: Yes

Number of terraces: 1

Property features

Gas Garage Garden Wardrobe Terrace

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.

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