



## Spacious Detached House in Green Gumieńce, Szczecin with Garden and Garage

**411,000 € (1,750,000 PLN)**

Year built 2000   4 Rooms   ~250 m<sup>2</sup>

### Description

#### Detached House in Gumieńce

A very comfortable and functional detached house from 2000, located in a cozy and quiet part of Gumieńce, on a peaceful street surrounded by greenery, single-family homes, and recreational green areas. The property offers excellent access to public transport and is an ideal option for a multigenerational family.

**Available from:** 03.09.2025

## Key Information

- **Usable area:** 189.5 m<sup>2</sup>
- **Total area:** 250 m<sup>2</sup>
- **Plot area:** 492 m<sup>2</sup>
- **Plot shape:** rectangular
- **House type:** detached
- **Year built:** 2000
- **Condition:** very good
- **Construction material:** concrete blocks
- **Roof:** metal roof tiles
- **No basement**
- **Unusable attic**
- **Single garage**

## Layout

### Ground Floor

The entrance and garage access are both at ground level.

- **Hall** – 10.5 m<sup>2</sup>, open to the living room, with access to the kitchen, guest toilet, utility rooms, and stairs to the attic
- **Living room** – 32 m<sup>2</sup>, with a fireplace and double doors leading to the terrace and garden
- **Separate kitchen** – 13.5 m<sup>2</sup>, square-shaped, with a window and built-in furniture with appliances
- **Guest toilet** – 2.6 m<sup>2</sup>
- **Laundry room** – 10.5 m<sup>2</sup>, with a bathtub, washing machine, gas boiler, and hot water tank
- **Pantry** – 5.2 m<sup>2</sup>, with an additional fridge
- **Garage** – 19.2 m<sup>2</sup>, for 1 car, with remote-controlled tilting gate
- **Vestibule** – 2.4 m<sup>2</sup>, with terracotta flooring

### First Floor

- **Bedroom** – 24.5 m<sup>2</sup> floor area 27.3 m<sup>2</sup>, with access to a wardrobe

- **Wardrobe** – 9 m<sup>2</sup> floor area 11.5 m<sup>2</sup>, with a roof window
- **Room** – 16 m<sup>2</sup> floor area 20.4 m<sup>2</sup>
- **Room** – 9.5 m<sup>2</sup> floor area 12.7 m<sup>2</sup>
- **Relaxation hall** – 18.5 m<sup>2</sup> floor area 20 m<sup>2</sup>, with a roof window
- **Bathroom** – 11.1 m<sup>2</sup> floor area 13.5 m<sup>2</sup>, with a bathtub, washbasin, toilet, bidet, and space for a shower cabin
- **Additional small wardrobe** with sloping ceilings

Full-size windows are installed in the bedrooms and rooms on the first floor.

## Attic

Access is via fold-down stairs from the hall. The attic includes three storage rooms with roof windows.

## Features and Comfort

- Gas heating
- Fireplace
- Alarm system
- Monitoring
- Anti-burglary entrance door
- Anti-burglary roller shutters on the entire ground floor, remote-controlled
- Fenced plot with remote-controlled gate
- Modern wooden VELUX double-glazed windows
- Insulated roof and insulated ceiling above the first floor
- Terrace: 16 m<sup>2</sup>
- Garden with decorative plantings

## Utilities and Equipment

- Electricity
- 400V power supply
- Gas connection
- Internet
- Fridge
- Oven

- Dishwasher
- Electric cooker

## Additional Notes

The house is located among detached and terraced homes, in a green and quiet neighborhood. Furniture may be left in the house or removed, depending on preference.

## Details

### Detached House for Sale – Gumieńce

Available from: 03.09.2025

District: Gumieńce

Total area: 250.00 m<sup>2</sup>

Usable area: 189.50 m<sup>2</sup>

Plot area: 492.00 m<sup>2</sup>

Plot shape: Rectangle

Ownership type: Freehold

House type: Detached

Year built: 2000

Condition: Very good

Building condition: Very good

Wall material: Concrete blocks

**Layout and spaces** - Separate kitchen:

13.5 m<sup>2</sup> - Bathroom: 11.1 m<sup>2</sup> - WC: 2.6 m<sup>2</sup>

- Room areas: 32 + 24.5 + 16 + 9.5 m<sup>2</sup> -

Number of floors: 1

**Utilities and equipment** - Electricity -

400V power supply - Gas connected -

Internet - Fridge - Oven - Dishwasher -

Electric hob - Monitoring

**Additional features** - Roof: metal tile -

Garage - 1 garage space - Garden - Walk-

in wardrobe - Fireplace - Terrace - 1

terrace: 16 m<sup>2</sup>

**Bathroom fittings** - Bidet - Heated towel

rail - Washbasin - Window - Bathtub - WC

## Property features

Gas   Garage   Garden   Wardrobe   Fireplace   Terrace   Cellar   Elevator

## 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.

**Dream Estate**

**#434824**

**Dream Estate Team**