



Historic Villa with Business Potential in Prestigious Szczecin Pogodno

708,000 € (3,000,000 PLN)

Year built 1871 10 Rooms ~457 m²

Description

Beautiful Pre-War Villa in the Prestigious Pogodno Area

A charming pre-war villa located on the border of **Śródmieście** and **Pogodno**. This spacious property is ideal both for comfortable living and for a variety of business uses.

Currently, the building serves a **mixed office and residential function**. Until recently, part of the basement level also operated as a **hospitality and entertainment venue**.

Despite the years, the villa has retained its historic character as an elegant early 20th-century city residence, with most of its original architectural details preserved. On the eastern side, the property was extended with a **single-storey annex** featuring a separate external entrance.

Property Highlights

- Total area: **457 m²**
- Usable area: **457.5 m²**
- Plot area: **811 m²**
- Additional adjacent leased plot: **191.5 m²**
- Two-storey building with basement
- Historic villa style with preserved architectural details
- Separate external entrance to the annex
- Corner location with access from two streets
- Possibility of entering the property from two sides

Building Description

- Built in **1871**
- Construction material: **brick**
- Good standard and good overall condition
- Wooden and PVC window joinery
- Wooden roof structure
- Roof covering: **bituminous tiles and roofing felt on full boarding**
- Steep multi-pitched roof, partially flat
- Heavy-duty ceiling above the basement, remaining ceilings are wooden

Utilities and Features

- Electricity
- Gas
- Internet
- Garage
- Garden

Plot and Surroundings

The outdoor area is attractively landscaped with a variety of plantings, including **trees and shrubs**. There is also a **paved access path and an internal courtyard area**.

This is a unique property with character, offering excellent potential in one of Szczecin's most desirable neighbourhoods.

We invite you to arrange a viewing.

Details

House for Sale – Pogodno

- **Property type:** House
- **District / estate:** Pogodno
- **Total area:** 457.00 m²
- **Usable area:** 457.50 m²
- **Plot area:** 811.00 m²
- **Plot ownership:** Freehold
- **House type:** Villa
- **Year built:** 1871
- **Condition:** Good
- **Building condition:** Good
- **Wall material:** Brick
- **Kitchen type:** With window
- **Number of floors (including ground floor):** 2
- **Basement:** Yes
- **Electricity:** Yes
- **Gas connected:** Yes
- **Internet:** Yes
- **Roof covering:** Bituminous shingles
- **Garage:** Yes
- **Garden:** Yes

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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