



## Modern Semi-Detached House in Mierzyn with Garden, Garage and Underfloor Heating

**295,000 € (1,250,000 PLN)**

Year built 2021   4 Rooms   ~145 m<sup>2</sup>

### Description

#### Attractive Semi-Detached House in Mierzyn

We are pleased to offer a beautifully finished semi-detached house in Mierzyn.

Set on a slight elevation, the property sits on a rectangular plot of approximately **320 m<sup>2</sup> (PLN 320 m<sup>2</sup>)** and includes **two parking spaces**. The house offers a comfortable and well-planned layout, ideal for modern family living.

## Property Layout

**Ground floor:** - Spacious, bright living room with access to the garden - Bright, square kitchen with a window, furnished and fully equipped - Utility room - Guest toilet

**First floor:** - Three bedrooms - Large bathroom - Walk-in wardrobe

## Additional Features

- Underfloor heating throughout the entire house
- Terrace
- Garden
- Garage
- Built in **2021**
- Excellent condition
- Brick construction
- Tiled roof
- Gas connected
- Electricity connected

The property has a total and usable area of **145 m<sup>2</sup>** and is ready for immediate move-in from **1 July 2023**.

A stylish, comfortable home in a great location — perfect for those looking for quality, space, and convenience. We warmly invite you to arrange a viewing.

## Details

**Property Type:** House

**Available From:** 01.07.2023

**Total Area:** 145.00 m<sup>2</sup>

**Plot Area:** 320.00 m<sup>2</sup>

**Plot Shape:** Rectangular

**Usable Area:** 145.00 m<sup>2</sup>

**House Type:** Semi-detached

**Year of Construction:** 2021

**Condition:** Perfect

**Building Condition:** Perfect

**Wall Material:** Brick

**Kitchen Type:** With a Window

**Kitchen Area:** 8 m<sup>2</sup>

**Bathrooms:** 2

**Number of Floors (including ground floor):** 2

**Electricity:** Yes

**Gas Connected:** Yes

**Roof Covering:** Roof tiles

**Garage:** Yes

**Garden:** Yes

**Walk-in Wardrobe:** Yes

**Terrace:** Yes

**Number of Terraces:** 1

**Old Price:** €297,235.02 (PLN 1,290,000)

## 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.

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**

**#435290**

**Dream Estate Team**