



Detached House with Potential in Gumieńce, Szczecin – 280 m², 3 Levels

353,000 € (1,500,000 PLN)

Year built 1974 9 Rooms ~178 m²

Description

Detached House with Great Potential in Gumieńce, Szczecin

We are pleased to present a unique offer: a detached house located in one of Szczecin's most desirable districts — **Gumieńce**. This is an excellent choice both for families looking for a spacious home in a quiet, green area and for investors seeking a property with strong potential, including for business use.

Built in **1974**, the house underwent an extension and major renovation in **2000**. It offers **178.34 m²** of total area and **280.5 m²** of usable space, set on a **493 m²** fully fenced plot. The property has **two floors plus a ground-level lower floor**, with separate external entrances to each level, making it ideal for rental income, multi-generational living, or a home-based business.

Key features

- Detached house
- Built in 1974
- Extended and fully renovated in 2000
- **178.34 m²** total area
- **280.5 m²** usable area
- **493 m²** rectangular plot
- Fully fenced
- 2 floors plus lower level
- 3 bathrooms
- Separate kitchen
- Underground garage for 1 car
- Flat roof

The home is equipped with **two independent gas heating systems** — one serving the lower floor and ground floor, and the other serving the upper floor. The property is in **good condition**, with a standard that allows for renovation or modernisation according to your own needs.

Utilities and technical details

- Gas heating
- Gas water heating
- Electricity connected
- Gas connected
- Municipal sewage system
- Municipal water supply
- Plastic windows
- Roof covered with roofing felt
- Flooring: panels and terracotta

Location

The property is situated on a quiet, green street in **Gumieńce**, one of the best-connected and fastest-developing parts of Szczecin. In the immediate area you will find

schools, kindergartens, a health clinic, shops, pharmacies, and public transport stops. The city centre is about **10 minutes away**, and the asphalt access road ensures comfortable everyday use.

This is a home with excellent potential — well worth viewing in person.

Details

House for sale

- **Property type:** House
- **Available from:** 02.09.2025
- **District / estate:** Gumieńce
- **Plot location:** Flat terrain
- **Total area:** 178.34 m²
- **Plot area:** 493.00 m²
- **Plot shape:** Rectangular
- **Usable area:** 280.50 m²
- **House type:** Detached
- **Year built:** 1974
- **Condition:** For renovation
- **Building condition:** Good
- **Wall material:** Other
- **Kitchen type:** Separate
- **Bathrooms:** 3
- **Number of floors incl. ground floor:** 2
- **Hot water source:** Gas, 2-function boiler
- **Heating:** Gas central heating
- **Electricity:** Yes
- **Gas connected:** Yes
- **Sewage system:** Municipal
- **Water supply:** Municipal water
- **Windows:** Plastic
- **Roof covering:** Roofing felt
- **Flooring:** Panels, terracotta
- **Fence type:** Wooden
- **Garage:** Yes
- **Garage type:** Underground
- **Parking spaces:** 1

Nearby: - Shop - Kindergarten - Primary school - Public transport - Pharmacy

Property features

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.

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

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Dream Estate Team