



Spacious Detached House with Renovation Potential in Szczecin-Gumieńce

295,000 € (1,250,000 PLN)

Year built 1998 4 Rooms ~270 m²

Description

Detached House in Gumieńce, Szczecin

A detached single-family house in a quiet, well-connected part of Szczecin – Gumieńce. This property offers generous space, a practical layout, and the potential to adapt the interiors to your own needs.

Property Details

- **Property type:** House
- **House type:** Detached
- **Year built:** 1998

- **Total area:** 270 m²
- **Usable area:** 126 m²
- **Plot size:** 520 m²
- **Plot shape:** Rectangular
- **Plot position:** Flat terrain
- **Condition:** For renovation / adaptation
- **Building standard:** For adaptation
- **Construction material:** Ceramic brick

Layout

The house has **4 levels**: basement, ground floor, first floor, and an unused attic.

Basement - Fully basement level - Boiler room with laundry area - Storage space under the stairs - Three additional rooms with large windows, suitable for storage, a gym, a workshop, or other uses

Ground Floor - Spacious living room of approx. **40 m²** with access to the terrace - Separate kitchen - Walk-in wardrobe - WC - The living room and kitchen create a comfortable open-plan day area

First Floor - Three well-arranged rooms - Two rooms with access to the balcony - Large bathroom

Attic - Currently unused - Heating and water installations are already in place, allowing for future adaptation into additional living space

Key Advantages

- Three heating sources: **fireplace, gas heating, and wood/pellet stove**
- Insulated house, helping to reduce running costs
- Quiet location in the second line of buildings
- Quick access to public transport, shops, schools, and green areas
- Suitable both for family living and for use as a service-oriented property

Utilities and Technical Information

- Electricity: Yes

- Gas: Yes
- Water supply: Municipal
- Sewage system: Municipal
- Intercom: Yes
- Windows: Wooden
- Roof: Metal tile
- Flooring: Tiles, panels
- Fencing: Mixed
- Garage: Yes

A great opportunity for buyers looking for a spacious home with excellent potential in one of Szczecin's desirable neighbourhoods.

Details

Detached House for Adaptation – Gumieńce

- Property type: House
- District/estate: Gumieńce
- Plot location: flat terrain
- Total area: 270 m²
- Plot area: 520 m²
- Plot shape: rectangular
- Usable area: 126 m²
- House type: detached
- Year built: 1998
- Standard: for adaptation
- Building condition: needs renovation
- Wall material: ceramic brick
- Kitchen type: separate
- Bathrooms: 1
- WCs: 2
- Number of floors: 2 incl. ground floor
- Hot water source: gas, dual-function boiler
- Heating: coal central heating, fireplace, gas central heating
- Electricity: yes
- Gas connected: yes
- Sewage system: municipal
- Water supply: municipal
- Intercom: yes
- Windows: wooden
- Roof covering: metal tile
- Flooring: tiles, panels
- Fence type: mixed
- Garage: yes
- Public transport: nearby
- Nearest restaurant: nearby

Dream Estate

#435904

Property features

Gas Garage Cellar Balcony

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

#435904

Dream Estate Team