



Detached House with Flat & Business Space in Szczecin Gumieńce

248,000 € (1,050,000 PLN)

5 Rooms ~160 m²

Description

Detached House with Separate Flat and Business Space

For sale: a **detached house** located in the **Gumieńce** district, set on a **489 m²** plot.

The property offers approx. **143 m²** of living space and is arranged as follows:

Ground Floor

- hallway
- 3 spacious, bright rooms
- kitchen
- bathroom with WC
- staircase

First Floor

- 2 rooms
- kitchen
- bathroom with WC

The layout, together with **two independent kitchens**, makes this house an excellent option for **two families** or as a **multi-generational home**.

Additional Spaces

- large basement
- utility room with a **pellet stove** and **heat pump**
- large garage integrated into the building
- separate small flat/studio of approx. **38 m²**, currently rented out
- an additional room on the **-1 level**, ideal for running a business such as an accounting office, beauty salon, or similar service activity

The property requires renovation, but its **excellent location** and **great potential** make it a very interesting offer both for residential use and for business purposes.

Key property features: - detached house - plot size: **489 m²** - total area: **160 m²** - usable area: **148 m²** - basement - tiled roof - 2 garage spaces - condition: to refresh

Details

Detached House for Sale – Gumieńce

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| <ul style="list-style-type: none"> • Property type: House • District/estate: Gumieńce • Total area: 160.00 m² • Usable area: 148.00 m² • Plot area: 489.00 m² • House type: Detached • Condition: Needs refreshing | <ul style="list-style-type: none"> • Building condition: Needs refreshing • Wall material: Other • Kitchen type: Other • Number of floors (including ground floor): 2 • Basement: Yes • Roof covering: Tile • Garage spaces: 2 |
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Property features

Cellar

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.

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