



## Detached Family House with Garden in Osów, Szczecin

**414,000 € (1,750,000 PLN)**

Year built 2005    5 Rooms    ~204 m<sup>2</sup>

### Description

#### Detached House with Garden in Osów

Discover a beautifully maintained detached house in the peaceful and green Osów district, offering quick access to central Szczecin, Police, and the border crossing. This location combines excellent city connectivity with easy access to nature, including Wkrzańska Forest, Gubałówka, Lake Głębokie, Arkonka bathing area, and a nearby riding stable.

At the same time, all daily conveniences are close at hand: kindergarten, primary school, medical clinic, pharmacy, supermarket, and public transport.

## Property Highlights

- Detached house with an attic and integrated garage
- Plot size: 639 m<sup>2</sup>
- Total area: 203.75 m<sup>2</sup>
- Usable area: 115.6 m<sup>2</sup>
- South-facing garden and terrace
- Additional lightweight utility building on the plot
- Garage in the building, plus space for another car in the driveway
- Keys available in the office
- Immediate handover possible

## Layout

**Ground floor:** - Spacious living area with fireplace, connected to the dining room and kitchen, with access to the terrace - Study - Bathroom with shower - Entrance hall with built-in wardrobe - Corridor - Pantry with access to the garage and kitchen - Garage: 16 m<sup>2</sup>

**First floor:** - 3 bedrooms - Bathroom with bathtub and shower - Walk-in wardrobe - Corridor

## Standard and Finishes

The house was built in 2005 using traditional construction technology: 30 cm Porotherm brick and 10 cm insulation. The facade is finished with acrylic plaster and clinker. The symmetrical gable roof is covered with BRAAS tiles and insulated with 15 cm mineral wool. Windows are PVC with decorative muntins.

Heating is provided by a gas boiler, with an additional fireplace for extra comfort. Driveways and walkways are finished with paving stones.

Inside, the home is decorated in bright, timeless tones of white, grey, and beige. The kitchen features modern, custom-made cabinetry with household appliances. Both bathrooms are stylishly arranged, one with a shower and the other with a bathtub and shower.

The property is in excellent technical condition, freshly painted, with new flooring and refreshed facade elements.

A great choice for those looking for a comfortable family home in a calm, well-connected location.

## Details

### Detached House for Sale – Osów

- **Property type:** House
- **District/estate:** Osów
- **Total area:** 203.75 m<sup>2</sup>
- **Plot area:** 639.00 m<sup>2</sup>
- **Usable area:** 115.60 m<sup>2</sup>
- **Plot ownership:** Ownership
- **House type:** Detached
- **Year built:** 2005
- **Condition/standard:** Very good
- **Building condition:** Very good
- **Wall material:** Brick
- **Bathrooms:** 2
- **Number of floors including ground floor:** 1
- **Garage:** Yes
- **Parking spaces in garage:** 2

## Property features

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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We work with vetted partners (property valuation, tax and legal advice, sworn translations, renovation of properties in need of refurbishment).

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