



Detached House with Investment Potential in Gumieńce, Szczecin

317,000 € (1,350,000 PLN)

Year built 1974 6 Rooms ~178 m²

Description

Detached House with Great Potential in Gumieńce, Szczecin

I am pleased to present a unique offer for a **detached house** located in one of Szczecin's most valued districts — **Gumieńce**. This is an excellent option both for families looking for a spacious home in a calm, green area and for investors seeking a property with strong potential, also for business use.

Built in **1974**, the house underwent an **extension and full renovation in 2000**. It offers a **total area of 280.5 m² (PLN 178.34 m² listed as total area)** and a **usable area of 178.34 m²**. The plot measures **493 m²** and is **fully fenced**. The building has **two floors plus a basement level**, and its layout with **separate external entrances to each level** makes it an attractive choice for rental purposes, a business, or multi-family living.

The house is equipped with **two independent gas heating systems**, with separate boilers serving the basement and ground floor, and the upper floor. The property is in **good condition**, with a need for renovation or modernisation depending on your needs.

Property highlights

- Detached house
- 2 floors plus basement
- 3 bathrooms
- Separate kitchen
- Underground garage for 1 car
- Flat plot, rectangular shape
- Flat roof covered with felt
- Plastic windows
- Flooring: terracotta and panels
- Wooden fencing

Utilities and technical details

- Gas connection
- Electric power
- Municipal sewerage
- Municipal water supply
- Gas central heating
- Hot water from gas boiler system

Location

The property is situated on a quiet, green street in **Gumieńce**, one of the best-connected and fastest-developing parts of Szczecin. Nearby you will find **schools, kindergarten, a health clinic, shops, pharmacies, and public transport stops**. The city centre can be reached in around **10 minutes**, and the asphalt access road ensures comfortable everyday use.

This is a house with **excellent potential** — ideal for those looking for space, flexibility, and a great location. A viewing is highly recommended.

Details

House for sale

- **Property type:** House
- **Available from:** 02.09.2025
- **District / estate:** Gumieńce
- **Plot location:** Flat land
- **Total area:** 178.34 m²
- **Plot area:** 493.00 m²
- **Plot shape:** Rectangle
- **Usable area:** 280.50 m²
- **House type:** Detached
- **Year built:** 1974
- **Condition:** Needs renovation
- **Building condition:** Good
- **Wall material:** Other
- **Kitchen type:** Separate
- **Number of bathrooms:** 3
- **Number of floors, including ground floor:** 2

- **Hot water source:** Gas, two-circuit boiler
- **Heating:** Gas central heating
- **Electricity:** Yes
- **Gas connection:** Yes
- **Sewage system:** Mains sewer
- **Water supply:** Mains water
- **Window type:** Plastic
- **Roof covering:** Roofing felt
- **Flooring:** Terracotta, panels
- **Fence type:** Wooden
- **Garage:** Yes
- **Garage type:** Underground
- **Number of parking spaces in garage:** 1

Nearby amenities: shop, kindergarden, 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

#436339

Dream Estate Team