



## Elegant Family Townhouse with Garden and Garage in Mierzyn

**328,000 € (1,390,000 PLN)**

Year built 2021   4 Rooms   ~133 m<sup>2</sup>

### Description

#### Elegant Family Townhouse with Garden and Garage

Looking for a home for yourself and your children? This beautifully finished **semi-detached townhouse** is an ideal choice for those who value comfort, functionality, and quality materials.

Located in a convenient area, the property offers quick access to public transport, with shops, a kindergarten, and even a pizzeria just a short walk away.

The spacious and practical interior offers **132.53 m<sup>2</sup>** of living area and is designed for comfortable everyday life.

## Layout

**Ground floor:** - bright living room with access to the garden - separate kitchen with a window - guest toilet - hallway - entrance hall - garage

**First floor:** - three cozy bedrooms - spacious bathroom - second bathroom - hallway

Additional storage space is available in the attic, finished with panels.

The home is equipped with an **alarm system** and **underfloor heating on the ground floor**, providing extra comfort and peace of mind.

Heating and hot water are supplied by a **gas boiler**, ensuring comfort throughout the year.

Outside, you will find a beautifully landscaped garden with plenty of plantings and a convenient paved terrace — a perfect place to relax and spend time with family.

## Details

### House for Sale | Terraced House

- Total area: 132.53 m<sup>2</sup>
- Usable area: 132.53 m<sup>2</sup>
- Plot area: 241.00 m<sup>2</sup>
- House type: Terraced house
- Year built: 2021
- Condition: Excellent
- Building condition: Excellent
- Wall material: Silicate blocks
- Kitchen type: With a window
- Number of floors: 1

- Hot water source: Gas, two-function boiler
- Heating: Gas central heating
- Electricity: Yes
- 400V power supply: Yes
- Gas connected: Yes
- Sewage system: Municipal
- Water source: Municipal water
- Alarm: Yes
- Window type: Plastic
- Roof covering: Tiles
- Garage: Yes
- Garden: Yes

## Property features

Gas    Garage    Garden

## Möhringen

Mierzyn is a large and fast-growing village directly bordering Szczecin to the west, part of the Dobra municipality. In recent years it has become a preferred place to live for people commuting to work in Szczecin, characterised by modern infrastructure, new housing developments and good connections to the city. Despite its size, Mierzyn partly retains a village character, offering both proximity to urban amenities and opportunities for recreation in nature.

## 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**

**#436427**

**Dream Estate Team**