



Stylish 3-Room Apartment with Garden in Warzymice

188,000 € (799,000 PLN)

Year built 2010 3 Rooms ~57 m²

Description

Stylish 3-room apartment with a large garden in a quiet, intimate estate

A beautifully finished **57.46 m² apartment** with a **private 120 m² garden**, located on the ground floor of a low-rise building in the new and peaceful **BRZEZINY estate**, on the border of **Warzymice and Przecław**.

Layout

- bright living room with an open-plan kitchen and direct access to the garden
- bathroom with a window and toilet
- 2 separate bedrooms, one with direct access to the garden
- hallway with a wardrobe area

Outdoor space

The apartment includes a **120 m² corner garden** with: - a **20 m² terrace** - a **15 m² garage** - a wooden garden shed - thuja plantings providing privacy

Standard and finishes

The property has recently undergone a **full renovation** and offers a very high standard of finish. Features include: - stone countertops in the kitchen and bathroom - exposed architectural concrete on the walls - suspended ceilings with high-quality, energy-efficient LED lighting - external roller shutters on all windows - interior pleated blinds - air conditioning

Building and estate

- modern low-rise building from **2010**
- fully fenced estate
- intercom system
- well-kept common areas
- several public parking areas
- green spaces and walking paths
- fenced children's play areas

Heating and utilities

Heating and hot water are supplied from the local municipal network. Living costs are very reasonable — the monthly fee is **PLN 700** (approx. **€161**) and includes: - stairwell cleaning - heating - waste collection - maintenance of the estate's cleanliness - renovation fund - hot water - garden water

Only electricity is paid additionally, according to usage, and TV if desired.

Location

The estate is very well connected, with both **daytime and night bus service** to the city. Nearby you will find: - Netto, Biedronka and Lidl - primary school - kindergarten - nursery - pharmacies - shops - restaurants - playgrounds - swimming pool - forest

The property is also conveniently located about **6 km from the Polish-German border in Kołbaskowo** and the **A6 motorway**.

A great offer for anyone looking for a comfortable, move-in-ready apartment with a spacious private garden in a calm and family-friendly setting.

Details

- | | |
|--|--------------------------|
| • Apartment | • Intercom: yes |
| • Available from: 05/04/2024 | • Fence: full |
| • Total area: 57.46 m ² | • Garden: yes |
| • Building type: apartment block | Nearby amenities: |
| • Year built: 2010 | <i>Swimming pool</i> |
| • Condition: very good | Forest |
| • Wall material: Ytong | <i>Shop</i> |
| • Kitchen type: open-plan kitchen | Nursery |
| • Bathrooms: 1 | <i>Kindergarten</i> |
| • Ground floor: yes | Primary school |
| • Number of floors (including ground floor): 2 | <i>Public transport</i> |
| • Hot water source: municipal network | Pharmacy |
| • Heating: district heating from the municipal network | <i>Restaurant</i> |
| | Playground |

Property features

Ground floor Fence Garden

Wehrmühlen

Warzymice is a village directly bordering Szczecin to the south. Like Przeclaw, it is a dynamically growing village with a suburban character. It attracts new residents thanks to its proximity to Szczecin and good infrastructure. Many new housing developments can be found here.

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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