



## Detached Family House with Garden and Garage in Szczecin's Gumieńce

**413,000 € (1,750,000 PLN)**

Year built 2000   4 Rooms   ~250 m<sup>2</sup>

### Description

#### Detached Family House in Gumieńce

A very comfortable and functional detached house built in 2000, set on a quiet street in the sought-after Gumieńce area. The property is surrounded by greenery, single-family homes, and recreational areas, with convenient access to public transport. An excellent choice for a multi-generational family.

The house was designed with a warm family atmosphere in mind, offering a thoughtful layout, plenty of natural light, and a welcoming open feel on the ground floor.

#### Property Highlights

- **Usable area:** 189.5 m<sup>2</sup>

- **Total area:** 250 m<sup>2</sup>
- **Plot size:** 492 m<sup>2</sup>
- **House type:** Detached
- **Year built:** 2000
- **Condition:** Very good
- **Plot shape:** Rectangular
- **Land ownership:** Ownership

## Ground Floor

**Usable area: 93.5 m<sup>2</sup>** - Spacious hall (10.5 m<sup>2</sup>), open to the living room - Bright living room (32 m<sup>2</sup>) with a fireplace and double doors leading to the terrace - Separate kitchen (13.5 m<sup>2</sup>) with a window and practical fitted cabinetry - Guest toilet (2.6 m<sup>2</sup>)

The living room opens onto a **16 m<sup>2</sup> terrace**, creating a lovely transition to the garden with decorative greenery, trees, and shrubs.

## First Floor

**Usable area: 88 m<sup>2</sup>** - Master bedroom: 24.5 m<sup>2</sup> - Walk-in wardrobe: 9 m<sup>2</sup> - Bedroom: 16 m<sup>2</sup> - Bedroom: 9.5 m<sup>2</sup> - Lounge / family hall: 18.5 m<sup>2</sup> - Bathroom: 11.1 m<sup>2</sup> - Small additional wardrobe

The first floor features full-size windows in the bedrooms and rooms, bringing in plenty of daylight.

## Attic

- Access from the hall via a retractable staircase
- Three storage rooms with roof windows
- Insulated roof and ceiling above the first floor
- Maximum attic height: 2.65 m

## Technical and Utility Rooms

Located on the ground floor and separated from the living area: - Laundry room (10.5 m<sup>2</sup>) - Pantry (5.2 m<sup>2</sup>) - Built-in garage (19.2 m<sup>2</sup>) for 1 car, with remote-controlled up-and-over door - Additional parking space in front of the garage

## Features and Equipment

- Separate kitchen
- Fireplace
- Terrace
- Garden
- Wardrobe / walk-in closets
- Garage
- Alarm system
- CCTV monitoring
- Remote-controlled security shutters on the entire ground floor
- Burglar-resistant entrance door
- Gas heating
- Electricity and 400V power supply
- Internet connection
- Modern wooden VELUX windows, double-glazed
- Steep roof covered with metal roof tiles

## Bathroom

The bathroom includes: - WC - Bidet - Towel radiator - Washbasin - Window - Bathtub

## Additional Information

- The house is built of concrete blocks
- No basement
- Non-habitable attic
- Fenced plot with remote-controlled gate
- Surrounded by single-family and terraced houses
- Available from: **02.11.2025**

## Details

**Detached House in Gumieńce**

**Property details**

**Available from:** 02.11.2025

**• Type:** House

- **District / estate:** Gumieńce
- **Total area:** 250.00 m<sup>2</sup>
- **Usable area:** 189.50 m<sup>2</sup>
- **Plot area:** 492.00 m<sup>2</sup>
- **Plot shape:** Rectangular
- **Plot ownership:** Ownership
- **House type:** Detached
- **Year built:** 2000
- **Condition:** Very good
- **Building condition:** Very good
- **Wall material:** Concrete blocks
- **Number of floors including ground floor:** 1

## Rooms and layout

- **Kitchen type:** Separate
- **Kitchen area:** 13.5 m<sup>2</sup>
- **Bathroom area:** 11.1 m<sup>2</sup>
- **WC area:** 2.6 m<sup>2</sup>
- **Room areas:** 32 + 24.5 + 16 + 9.5 m<sup>2</sup>
- **Number of bathrooms:** 1
- **Number of WCs:** 1

## Utilities and equipment

- Electricity
- 400V power connection

- Gas connected
- Internet
- Refrigerator
- Oven
- Dishwasher
- Electric hob
- Monitoring
- Fireplace

## Additional features

- Roof covering: Metal roof tiles
- Garage: Yes
- Number of garage spaces: 1
- Garden
- Walk-in wardrobe
- Terrace: Yes
- Number of terraces: 1
- Terrace area: 16 m<sup>2</sup>

## Bathroom equipment

- WC
- Bidet
- Heated towel rail
- Washbasin
- Window
- Bathtub

## Property features

Gas   Garage   Garden   Wardrobe   Fireplace   Terrace   Cellar   Elevator

## 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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