



Ground-Floor Apartment with Garden in Szczecin-Gumieńce

271,000 € (1,149,000 PLN)

Year built 2017 3 Rooms ~85 m²

Description

Ground-Floor Apartment with Garden in Gumieńce

I'm pleased to present this attractive ground-floor apartment located in a detached single-family house with only two units.

Location

The property is set at the end of a quiet street in a peaceful part of Gumieńce, right next to green areas and allotment gardens, and close to Przygodna Park and Słoneczne Lake. At the same time, it offers quick access to the city centre, with a tram stop and the Ster shopping centre within convenient reach.

Property highlights

- **Total area:** 84.82 m²
- **Apartment area:** 67.69 m²
- **Garage:** 17.13 m²
- **South-facing terrace:** approx. 18 m²
- **Garden:** approx. 100 m²
- **Floor:** ground floor
- **Building type:** house
- **Year built:** 2017
- **Condition:** ideal
- **Building condition:** very good
- **Construction material:** brick
- **Windows:** PVC
- **Kitchen:** with window
- **Ownership:** full ownership
- **No monthly rent**

Layout

The apartment is arranged as follows: - **Living room with kitchenette** – approx. 30 m², with access to the terrace and garden - **Bedroom 1** – 12 m², with access to the garden - **Bedroom 2** – 15 m², with access to the garden - **Bathroom** – 7 m², with both a bathtub and a shower - **Hallway** with spacious built-in storage - **Garage** - **South-facing terrace** - **Garden**

Standard and equipment

The apartment is finished to a high standard and comes with: - Gas heating with a dual-circuit Wolf FGB-K28 boiler located in the bathroom - Radiators throughout - Mains sewage - Fibre-optic internet - Alarm system with wireless motion sensors and a high-quality Satel Integra control panel - Vinyl flooring throughout the apartment - Custom-made kitchen cabinetry and a composite worktop - Appliances: hob, oven, fridge, dishwasher - Large built-in wardrobe in the hallway - Bathroom cabinetry with space for the washing machine and boiler - Built-in RTV cabinet in the living room

Included in the asking price

- Fixed built-ins
- Wardrobes
- Kitchen appliances: hob, oven, fridge, dishwasher

Movable furniture shown in the photos is not included.

A comfortable home in a quiet, green location with a private garden and excellent access to the city centre. A perfect offer for those looking for space, privacy, and a convenient urban lifestyle.

Details

Apartment for sale – Gumieńce

- Property type: Apartment
- District / estate: Gumieńce
- Total area: 84.82 m²
- Plot ownership form: Freehold
- Building type: House
- Year built: 2017
- Condition: Excellent
- Building condition: Very good
- Wall material: Brick
- Kitchen type: With a window
- Number of bathrooms: 1
- Ground floor: Yes
- Number of floors (including ground floor): 1
- Gas connected: Yes
- Fridge: Yes
- Oven: Yes
- Dishwasher: Yes
- Window type: Plastic
- Garage: Yes
- Garden: Yes
- Terrace: Yes
- Number of terraces: 1

Property features

Ground floor Gas Garage Garden Terrace

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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