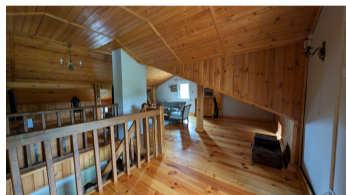
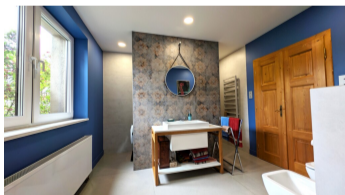


Łódź, Łódź-Widzew  
Home 229 m<sup>2</sup>

229 metres | 6 rooms

Sales

Price 2 400 000 PLN  
price per m<sup>2</sup> 10 480 PLN





## Offer description:

**A unique estate: private forest, indoor pool, three residential units and full energy self-sufficiency on a 12,000 m<sup>2</sup> plot in the heart of the Wzniesienia Łódzkie Landscape Park. Off the A2 motorway: 15 min to Łódź, 1h 20 min to Warsaw. Annual running costs: approx. PLN 2,600.**

The estate comprises three independent residential units - the main house and a separate building with two self-contained guest apartments - plus a historic barn, wooden shed and well. More than half of the 12,000 m<sup>2</sup> plot is private forest; the rest is a landscaped garden with indoor pool, conservatory and relaxation zones.

### HIGHLIGHTS

- Plot 12,000 m<sup>2</sup>, including 8,689 m<sup>2</sup> of private forest
- Main house 133 m<sup>2</sup>, two-storey, with conservatory and integrated garage
- Two self-contained guest apartments (each with bedroom, bathroom, living room, kitchenette, heating)
- Indoor pool 40 m<sup>2</sup>, polycarbonate cover, year-round use
- Full energy self-sufficiency - 9.5 kW solar PV powering all buildings, pool and garden equipment
- Heating: heat pump + underfloor heating + certified eco wood-burning stoves
- Full infrastructure: electricity, water, gas, fibre internet, on-site sewage treatment, asphalt access
- Within Wzniesienia Łódzkie Landscape Park - protected area, no new development permitted

### MAIN HOUSE

Two-storey home with usable attic, approx. 133 m<sup>2</sup> of living space, 46 cm full-brick walls. Conservatory connecting the house to the garden. Underfloor heating in kitchen, bathroom and conservatory. Air-conditioned attic with eco stove and accumulation heaters (adaptable to two extra bedrooms). High finishing standard - ready to move in.

### GUEST APARTMENTS

Separate building with two fully equipped, self-contained apartments, each with private entrance. Ideal for multigenerational living, long-stay guests, home office or short-term rental.

### PRIVATE FOREST, GARDEN AND POOL

The plot is split under local zoning into 3,300 m<sup>2</sup> of residential land (all buildings and pool) and 8,689 m<sup>2</sup> of forest-agricultural land - mostly a private forest just beyond the gate. The garden features heritage fruit trees, ornamental plantings, a vegetable garden with greenhouse and polytunnel, paved driveway and an automatic solar-powered robotic mower. The indoor pool (40 m<sup>2</sup> / 50 m<sup>3</sup>) is powered entirely by the home's 9.5 kW solar PV. Major pool refurbishment in 2023.

### ANNUAL RUNNING COSTS - APPROX. PLN 2,600

Electricity ~PLN 1,000 (thanks to solar PV), agricultural tax PLN 200, mandatory farm insurance PLN 600, sewage treatment PLN 400, municipal water PLN 400. Total approx. PLN 2,600/year (~PLN 216/month) for a 12,000 m<sup>2</sup> estate with three residential units, pool and garden.

### CONTINUOUSLY UPGRADED 2008-2026

Pool (2008), windows (2013), major house renovation (2016), solar PV (2017), heat pump and pool refurbishment (2023), eco stoves and robotic mower (2024), interior refresh (2025). The new owner moves into a finished home - not a renovation project.

### LOCATION

Jaroszki, Brzeziny municipality, central Poland.

- Łódź: 8 km to city limits, 15 km to centre
- Brzeziny: 7 km (full municipal infrastructure)
- Warsaw (centre): 1h 20 min via A2 motorway
- Warsaw Chopin Airport: 1h 30 min

### LEGAL STATUS

Full ownership, registered in the Polish land and mortgage register. Land parcel no. 18, Jaroszki cadastral district. Full technical documentation available. The property can also be acquired by a person who is not a farmer.

Private viewings available by prior appointment.

*This listing is for information purposes only and does not constitute a legal offer within the meaning of Polish civil law.*

**You are interested in this property  
contact us for an appointment.**

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