

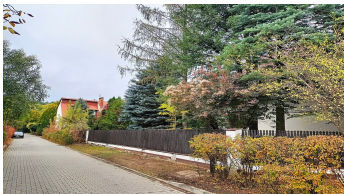
Nieporęt,
Home 260 m²

260 metres | 7 rooms

Sales

Price 1 349 000 PLN
price per m² 5 188 PLN





Offer description:

For sale: a detached brick house, thermally modernized, with a large fireplace, sauna, and two garages, situated on a fenced 640 m² plot. The house is located on a quiet street in a green neighborhood in Nieporęt, just a minute from the forest and walking and cycling trails along the Royal Canal - Głogi neighborhood. Agency remuneration on the seller's side.

HOUSE

Ground floor:

- a spacious living room of 37 m² with a large, functional fireplace and access to the terrace on the south-west side,
- kitchen,
- bathroom with bathtub,
- 20 m² office on the mezzanine

Floor:

- 3 bedrooms,
- bathroom with bathtub,
- small office
- two balconies, east and west: morning and evening sun.

Attic:

- a large, bright open-plan space, ready to be arranged as a playroom, guest room, studio or additional rooms.

Ground floor (dry, used for recreational purposes):

- dry sauna with relaxation room,
- bathroom with shower,
- recreational rooms, e.g. for billiards, library, gym or workroom,
- boiler room and utility room,
- 2 garages.

TECHNICAL CONDITION: The house was solidly built using traditional technology (reinforced concrete foundations, brick walls) and has undergone thermal modernization: the foundations, walls, and roof have been insulated, the roof covering has been replaced, and all windows have been fitted with high-quality wooden ones. The ground floor windows have external roller shutters. The EP rating is 125 kWh/(m²·year). Half of the roof faces south, making it an ideal location for a photovoltaic installation.

All utilities are municipal: water, sewage, gas, and electricity . Heating is provided by an efficient gas combi boiler, supported by a fireplace. The house has an alarm system and internet.

The house is functional and ready for immediate occupancy. The interior hasn't been renovated in years, so it requires refreshing and modernization. The most expensive work—the thermal modernization, roof, and windows—has already been completed. This is a good opportunity to furnish a large house to your own taste, in stages and without rushing.

PLOT : A garden surrounds the house on all sides. Tall trees and shrubs provide ample greenery and privacy. The plot is fenced with a brick fence and gate. In addition to two garages, there are three paved parking spaces. The plot is located on a quiet, closed street with a pedestrian walkway to the Royal Canal.

LOCATION

The house is located in Nieporęt, next to the Royal Canal, in the Głogi housing estate, the so-called Sienkiewiczowskie, perfectly

adapted to everyday life.

- 1 minute to the forest and recreational areas on the Royal Canal, connecting Żerań with the Zegrze Reservoir – modern walking and cycling paths
- 5 minutes walk to the new shopping center (Netto, Rossmann and other stores),
- approx. 1 km to the primary school with a swimming pool, approx. 800 m to the kindergarten and nursery,
- a church right next to the estate, a clinic in Nieporęt,
- bus stops within walking distance: lines 705 and 735 to PKP Żerań and Metro Marymont,
- a few minutes by car or bike to the Zegrze Reservoir.

CONDITIONS: Full ownership with land and mortgage register, free of encumbrances. The house has been thermally modernized and is available immediately. The price includes all furnishings: kitchen units, appliances, and sauna equipment. The buyer pays no commission.

We invite you to the presentation.

We cordially invite you to a presentation – after prior telephone contact, at a time that suits your calendar.

Offer without buyer's commission!

This announcement is for information purposes only and does not constitute an offer within the meaning of Article 66 et seq. of the Civil Code.

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

**Call us
+48 537 500 745**

**Send a message
info@warsawproperties.pl**