

Warszawa, Mokotów

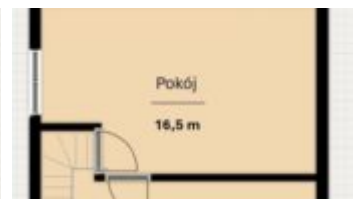
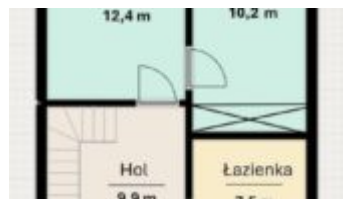
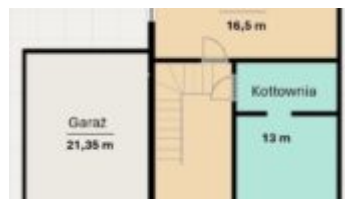
# House 200 m<sup>2</sup>

200  
רטמ

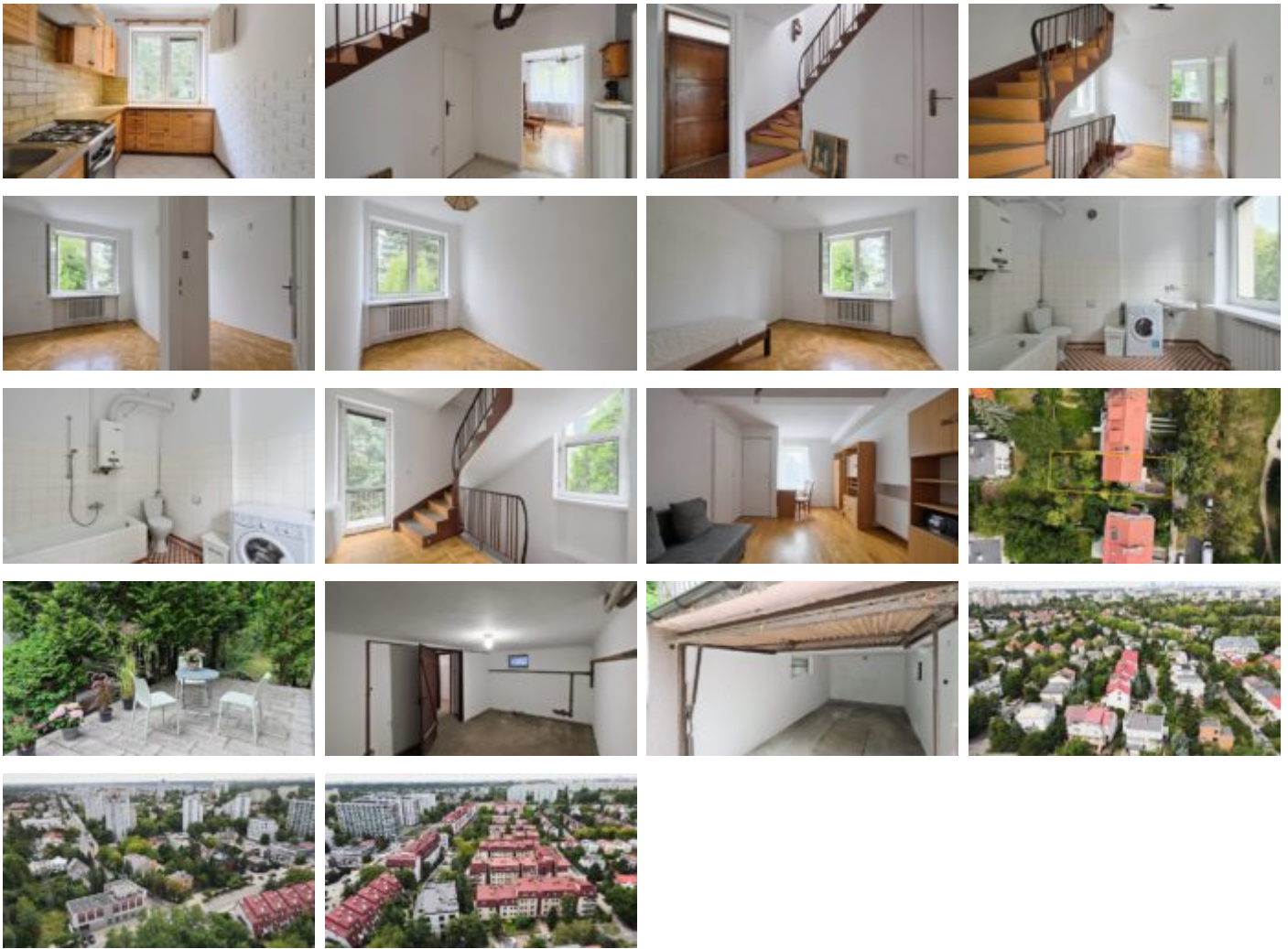
4  
ה'גוקופ

Sale

בתיים 2 650 000 PLN  
מ<sup>2</sup> אז הניס 13 500 PLN







## Description

TERRACED HOUSE – OUTER SEGMENT WITH GARAGE IN THE BODY OF THE HOUSE | NICE GARDEN | QUIET NEIGHBORHOOD | SQUARE VIEW

Sadyba, Nałęczowska Street – overlooking the square

For sale a cozy and stylish house in Sadyba, with a garden

Located on a quiet, peaceful street – with a view of a nicely landscaped square.

**ABOUT THE BUILDING:** A house built in traditional brick technology, in a terraced housing development, built in the early 60s, located in a quiet, peaceful place. Windows overlook greenery (garden and square).

In recent years, the following has been done: insulation of the building, new elevation, new stairs and terrace, replacement of window joinery with PVC windows. Roof renovation was carried out and attic insulation.

Total area of the house: 200 m<sup>2</sup> / on 4 floors.

Directions of the compass: southwest/northwest

All city media: electricity, water, sewage, gas. Heating and hot water – gas.

House in good technical condition, no damp, with great arrangement potential – possibility of changing the wall layout and rebuilding the attic.

### ROOM LAYOUT

BASEMENT AND GARAGE – 65.6 m<sup>2</sup>

- 2 utility rooms
- boiler room
- garage with pit (entrance to the garage from inside the house)

#### GROUND FLOOR

- bright, separate kitchen
- living room
- large hall
- porch
- a large terrace above the garage and a smaller one with access from the living room

#### 1 FLOOR

- 2 rooms
- large bathroom with a window
- balcony
- large hall

#### 2nd FLOOR

- 1 room
- 2 storage rooms

PLOT: Plot of 294 m2, fenced, fully developed, fully owned.

In the background there is a beautiful garden with old trees adjacent to other gardens, in front of the house there is a front garden with a beautiful Californian fir and tall trees along the street.

LOCATION: Area – beautiful stylish single-family housing estate Stara Sadyba, a short distance from the historic fort, Skwer Ormiański and Jeziorko Czerniakowskie. Around low single-family housing development. Within walking distance are bus stops (including the Sadyba loop) and a tram line under construction, which will soon connect Sadyba with the metro and other districts. Nearby are numerous shops, schools, an indoor swimming pool, a gym and service premises.

House available immediately.

The plot and house are fully owned with land and mortgage register, without any encumbrances.

We invite you to view, keys are at the Agency.

As a real estate agency, we charge a commission for our brokerage services. This announcement is for information purposes only and does not constitute an offer within the meaning of Article 66 § 1 of the Civil Code.

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**You are interested in this property**

**contact us and make an appointment.**

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