

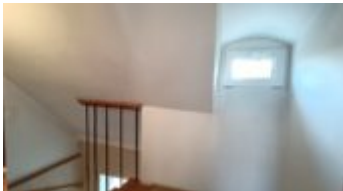
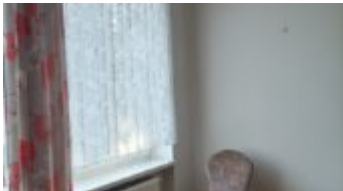
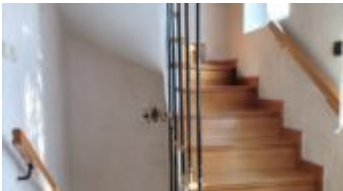
Warszawa, Mokotów  
Startseite 160 m²

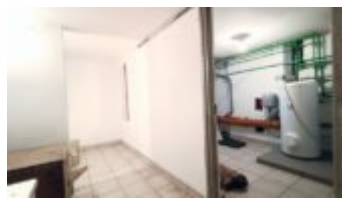
160  
Meter

5  
Zimmer

Vertrieb

Preis 2 450 000 PLN  
Preis pro m² 15 313 PLN





## Beschreibung des Angebots:

TERRACED HOUSE - MIDDLE SEGMENT | NICE GARDEN | QUIET NEIGHBORHOOD | SQUARE VIEW | ALL INSTALLATIONS AFTER RENOVATION  
Sadyba, Nałęczowska Street - with a view of the square

For sale: a charming and stylish house in Sadyba, with a small garden, in very good condition.  
Located on the second carriageway of Nałęczowska Street, on a quiet, peaceful street - overlooking a beautifully landscaped square.  
Quiet neighborhood.

ABOUT THE BUILDING: This traditional brick terraced house, built in the early 1960s, is situated in a quiet, peaceful area. The windows overlook greenery (a garden and a square).  
In recent years, the building has undergone renovation and modernization: central heating, water and sewage installation, electrical installation (partially modernized), changed roof covering, replaced window joinery with PVC windows, insulated roof and modernization of the 2nd floor.  
Total area of the house: 160 m<sup>2</sup> / on 4 floors.  
Cardinal directions: southwest/northwest  
All city utilities: electricity, water, sewer, and gas. Heating and hot water are gas.  
The house is in very good technical condition, free from moisture, with great design potential - the room layout can be changed.  
Beautiful, high-quality wooden floors, stairs, doors, and door frames. The second floor is also finished in wood.  
Beautiful wrought iron balustrades on the terrace facing the garden.

### ROOM LAYOUT

#### BASEMENT

- 2 utility rooms
- boiler room

#### GROUND FLOOR

- bright, separate kitchen
- living room
- toilet with sink
- porch
- large terrace with stairs to the garden (exit from the living room)

#### 1st floor

- 3 rooms (one walk-through)
- bathroom with shower, toilet and bidet

#### 2nd floor

- large room with attic windows and a roof window
- bathroom with bathtub and sink connection

Floor plans and more photos -> on the agency's website - [warsawproperties.pl](http://warsawproperties.pl)

The room sizes in the plans are approximate.

PLOT: Plot of 190 m<sup>2</sup>, fenced, fully developed, fully owned with access to an asphalt road, with its own entrance gate.  
At the back of the house is a lovely garden with access from a large terrace, adjacent to other gardens. In front of the house is a small front garden with a parking space behind a gate. Tall trees line the street.

LOCATION: The neighborhood is a beautiful, stylish residential area of Stara Sadyba, a short distance from the historic fort, Armenian Square, and Czerniakowskie Lake. Surrounded by low-rise single-family homes, the development is within walking distance of bus stops (including the Sadyba terminus) and a new tram line connecting Sadyba with the metro and other districts. Numerous shops, schools, an indoor swimming pool, a gym, and other services are also nearby.  
House available immediately.

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

We invite you to view the property, and the keys are available at the Agency. This announcement is for informational purposes only and does not constitute an offer within the meaning of Article 66 § 1 of the Civil Code. Information about the property was prepared based on data provided by the Owner. As a real estate agency, we charge a commission for brokerage services.

**Sie sind an dieser Immobilie interessiert  
kontaktieren Sie uns für einen Termin.**

**Rufen Sie uns an  
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**Eine Nachricht senden  
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