

Home for sale

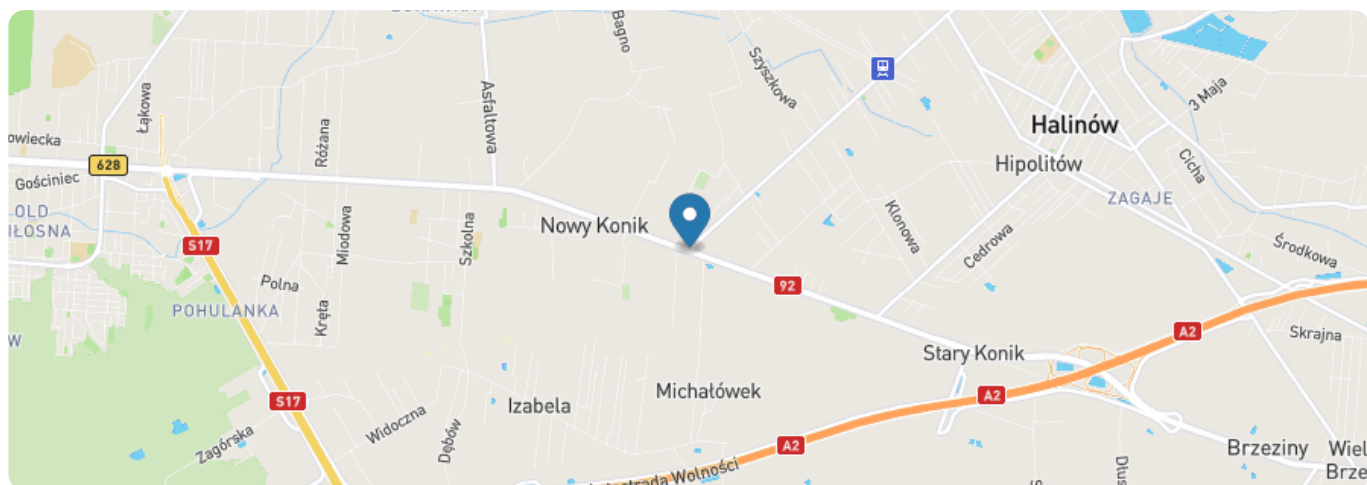
## Semi-detached house 159m<sup>2</sup> near Warsaw, heat pump

**159.00 m<sup>2</sup>**

05-074 Nowy Konik

**1 010 000,00 PLN**

6 352,00 PLN / m<sup>2</sup>



# Key informations

**Type of transaction:** sale

**Property type:** Home

**Market:** secondary

**Space:** 159,00

**Rooms:** 5

**Bathrooms:** 2

**Rent:** 0.00

**Available from:** 25.03.2024

**Balcony:** Yes

**Garden:** Yes

**Terrace:** Yes

**Offer number:** WIL461636

## Description

For sale a semi-detached house of 159m<sup>2</sup> in an excellent location and at a reasonable price. The house is situated in a quiet street with old trees and the plot of 675m<sup>2</sup> will allow you to relax after work, at the same time the excellent communication with Warsaw allows for daily commuting to work/school both by car and by public transport. An additional asset of the property is an outbuilding with utilities pulled up, heating can be freely arranged, e.g. an office. Part of the house has underfloor heating and a heat pump.

### Location

Nowy Konik - a village right on the border with Warsaw. It neighbours Sulejówek and Halinów.

The place is a few minutes away from the borders of Warsaw.

City centre - 30 min by car

Wilanów - 20 min by car

New Konik stop 01 - line 704 - 400 metres

KM bus stop, lines R1, R2 - 2,4km

SKM stop Sulejówek Miłosna - 5,3km

### Layout of premises - ground floor:

- Living room with kitchen. The kitchen is slightly separated by a half-wall with a fireplace, slightly hidden yet full communication with the living room. From the living room there is an exit to the terrace. The living room is approximately 30m<sup>2</sup> and the kitchen is 10m<sup>2</sup>.

- bathroom 4.6 m<sup>2</sup>

- hallway 7.4 m<sup>2</sup>

- vestibule of 4 m<sup>2</sup>

- garage 19.6 m2
- boiler room 6.5 m2

### **Layout of rooms - first floor:**

- 4 rooms, each with entrance from the hallway. Rooms of 19.4m2, 14m2m and two equal rooms of 10.5m2. To the largest of the rooms there is a dressing room, which can be converted into a bathroom due to the water and sewage system being pulled up. From the large bedroom there is also access to a covered balcony overlooking the old trees.
- hallway 8.4m2
- bathroom 6m2

### **Technical condition**

The house was built in 2008, the owner supervised the construction of the house, built the whole semi-detached house, sold half of it and lived in the rest himself. He put emphasis on the solidity of the construction and materials. The house has a modern solution which is a heat pump - brand new, put in place a few months ago. The house has partial underfloor heating, in the hallway, kitchen and bathrooms. The house needs to be refreshed. For my part, I offer access to a proven team that will take care of painting, arranging a new kitchen or bathroom. In addition, the house requires no additional contribution and for those who want to postpone further investments, you can move in now.

The land register is unencumbered, it can be purchased for cash or credit.

Feel free to contact me.

## **Offer advisor**

**Kamil Turalski**

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## **Photos**





