

HOUSE FOR SALE

Siedliska

5 rooms

Semi-detached house in Siedliska near Piaseczno, 5 rooms with a large garden

1 620 000 zł

9 854,01 ZŁ / M² · 164,40 M²

MAGDALENA JANAS
MAGDA JANAS NIERUCHOMOŚCI

MAGDA JANAS

01 · ABOUT THE PROPERTY

164,40 m² · 5 rooms

DETAILS

AREA	164,40 m²	ROOMS	5
HEATING	Gas	YEAR BUILT	2022
MARKET	Secondary	PARKING	Garage
BATHROOMS	2	LEVELS	1
BUILDING MATERIAL	Hollow block	KITCHEN	Separate
ATTIC	None	HOUSE TYPE	Semi-detached
SEWAGE	Sewage	WATER	Mains
ACCESS ROAD	Paving stones	FENCING	Mesh
PLOT SHAPE	Rectangular	PLOT AREA	504 m²
BEDROOMS	4	STANDARD	To renovate or finish
PARKING SPACES	2	OWNERSHIP	Freehold
BUILDING STAGE	Developer standard	ROOF SHAPE	Pitched
WINDOWS CONDITION	New / replaced	HEAT SOURCE	Own
GARDEN	Yes	GATED COMMUNITY	Yes

PRICE

1 620 000 zł

02 · DESCRIPTION

Description

We present a **five-room semi-detached house** located in Siedliska, in the Piaseczno municipality, on an intimate estate of single-family homes. It is a proposal for those looking for space for the family, their own garden and the freedom to finish the interiors in their own style.

The property has an area of **164,40 m²**, stands on a **504 m²** plot and is offered in **shell-and-core (developer) condition**.

Location

Siedliska combines a calm, residential character with access to the infrastructure of Piaseczno and Konstancin-Jeziorna. There are woodlands nearby, and the ponds in Żabieniec and the trails of the Chojnów Forests invite you to walk and cycle. For relaxation you can also visit the Spa Park in Konstancin-Jeziorna.

A bus stop is located at the entrance to the estate. Line L23 provides a connection to Piaseczno and Konstancin-Jeziorna. From Piaseczno railway station there are connections to Warsaw.

There are schools and nurseries in the neighbouring towns. Sports facilities include the Smecz tennis club in Siedliska and the GOSiR swimming pool in Piaseczno.

Shopping is easy thanks to the Auchan Piaseczno shopping centre with Leroy Merlin and Media Expert stores about 6 km away and the San Park Piaseczno retail park on ul. Puławska.

House

The layout of the house provides a clear division into a **living area on the ground floor and a private area upstairs**.

The heart of the ground floor is a living and dining room of more than 30 m². **Three exits to the terrace, including one through large sliding glazing**, flood the interior with light and open it up to the garden. The terrace can become a place for shared meals, gatherings and relaxing outdoors.

A separate kitchen with a pantry makes everyday cooking and storage convenient. Next to the living room there is an additional room that will work well as an **office, study or guest room**.

Upstairs there are **three bedrooms and two bathrooms, one of them en suite**. Two walk-in wardrobes provide additional storage space.

Room layout

Ground floor — 94,90 m²:

· living and dining room — 30,35 m²,

· separate kitchen — 9,08 m²,

· pantry — 1,97 m²,

· study / office — 10,30 m²,

· walk-in wardrobe — 2,33 m²,

· WC — 1,91 m²,

· vestibule — 3,33 m²,

· hall and circulation — 11,31 m²,

· garage — 16,45 m²,

· technical room — 4,26 m²,

· utility room — 3,61 m².

First floor — 69,50 m²:

· three bedrooms — 13,43 m², 13,68 m² and 13,32 m²,

· two bathrooms — 5,66 m² and 3,94 m²,

· two walk-in wardrobes — 3,80 m² and 2,94 m²,

· circulation — 6,12 m²,

· stairs — 6,61 m².

The total area of **164,40 m²** includes the rooms listed above, including the garage. The floor areas are given in accordance with the area schedule in the design.

Standard and fittings

The house, dating from 2022, was built of hollow blocks and fitted with PVC windows. **The shell-and-core condition lets you choose the materials, colours and fittings yourself**, so that the interiors match the needs of the future residents.

Heating and hot water are provided by a gas boiler. The house also has a fireplace. The property is connected to the electricity, gas, water and sewerage networks.

The building includes a single garage that **easily accommodates a tall vehicle**. A second parking space is located on the covered driveway. The driveway is paved, and a paved road leads to the property.

Key advantages

· an intimate gated residential estate,

· private garden and terrace,

· three exits from the living room to the terrace,

· separate kitchen with pantry,

· additional room for an office on the ground floor,

· three bedrooms and two bathrooms upstairs,

· three walk-in wardrobes throughout the house,

· a tall garage and a second space on the covered driveway,

· bus stop at the entrance to the estate,

· the option to finish the interiors to your own design.

Photos and design inspiration

In the gallery, photos of the property's current condition are paired with visualisations showing how **relatively small design changes can highlight the building's qualities and bring out its potential**. A well-planned garden design and carefully chosen lighting showcase the architecture of the house and create a pleasant space for relaxation.

The visualisations are illustrative and for inspiration only — they show proposed arrangements, not the current condition of the property.

Price and purchase information

· **Price: 1 620 000 PLN gross**

· Legal status: **residential unit**

· According to the seller, the buyer bears the cost of the civil law transactions tax (PCC).

This is a home for those who value a quiet setting, functional space and the freedom to create interiors on their own terms.

The listing is presented under an exclusive sale agreement with our agency.

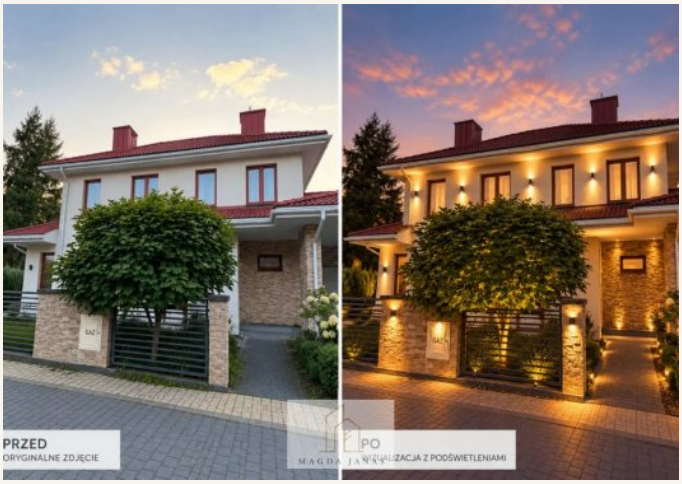
You are warmly invited to contact us and arrange a viewing.

03 · PHOTO GALLERY

Interiors and details.





















04 · GET IN TOUCH

Private viewing in person.



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LOCATION

Siedliska



This listing is for information only and does not constitute an offer within the meaning of Art. 66 §1 of the Polish Civil Code.

OFFER NUMBER

2-DS-60C9WvG3H2