



House for sell

Price	Area	Type of home	Rooms count
2 120 000 PLN	234.00 m ²	Detached	7



Basic

Offer number	12680/DS/MAX
Year of construction	2005
Primary market	No
Usable area	234 m ²
Number of floors	2
The State of the building	Very good
Access road	Asphalt
Material	Brick

Accommodations

Living room area	31 m ²
Type of kitchen	Open
The surface of the kitchen	6 m ²
Cellar	Yes

Media

Gas	Yes
Heating	Stove
Hot water	City water
Water	Urban
City sewerage	Urban

Security

Alarm	Yes
Intercom	Yes
Monitoring	Yes
The estate closed	No

Parking place

The location of the garage	None
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Plot

Plot	1 360 m ²
Fence	Mixed

OPIS OFERTY

I am offering for sale an extraordinary property consisting of two houses (with a total usable area of 233 m²), a beautiful garden (with an area of 1360 m²), and outbuildings (with a total area of 114 m²). The property is located in a villa district of Brwinów called Wille Borki, directly adjacent to Podkowa Leśna. Wille Borki is historically, socially and urbanistically strongly connected with Podkowa Leśna and undoubtedly belongs to the most beautiful part of Brwinów. Picturesque circumstances of nature, elegant neighborhood, proximity of Młochowski Forest (2 km) and attractive location in relation to WKD railroad (Podkowa Leśna Wschodnia - 1km/14 min. walk) will interest both peace and nature lovers and active lifestyle. Thanks to the interesting architectural solutions, the offer also creates a wide range of opportunities for families, nurturing multi-generational traditions.

The property consists of two, fully independently functioning houses, architecturally connected by a single block, which gives the possibility of combining them again. On the beautifully landscaped plot there are also outbuildings (5 rooms with a total usable area of about 86 m²) and a covered shed with an area of about 54 m². The outbuildings require renovation, but have great potential in terms of registering a business with a type of non-intrusive services, such as a psychologist's office, notary/legal office,



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