



## Excellent 11 Bed Estate For Redevelopment For Sale in Lubiechowa Poland



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 218,647.85

### Τοποθεσία

Χώρα:	Poland
Ταχυδρομικός κωδικός:	59-540
Δημοσιεύθηκε:	02/12/2025

### Περιγραφή:

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Esales Property ID: es5554889

Długa 15  
Lubiechowa  
Swierzawa  
59-540  
Poland

Prime Investment Opportunity in the Historic Village of Lubiechowa, Lower Silesia

We are pleased to present an exceptional investment property located at Długa 15 in the picturesque village of Lubiechowa, within the Świerzawa Municipality of Lower Silesia, Poland. This region is recognized as one of Poland's most rapidly developing and charming areas, offering significant potential for tourism and hospitality ventures. The property, built in 1850, offers remarkable historical character and a unique combination of residential and expansive commercial space. The total land area measures



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6,950 m<sup>2</sup>, with a substantial built area of approximately 900 m<sup>2</sup>, all offered at an attractive asking price of €191,000. With thoughtful renovation and development, this building has the potential to become a true landmark and destination in the region.

The building is structurally divided into two main sections: a residential area and a vast utility/commercial area. The residential section, measuring 92.15 m<sup>2</sup>, currently requires comprehensive renovation. In contrast, the spacious commercial section, spanning approximately 400 m<sup>2</sup> across two floors, has already undergone partial refurbishment and adaptation for commercial use. This commercial space is well-suited for hosting large events, weddings, receptions, and corporate gatherings. The layout is versatile, featuring four bedrooms and five massive open spaces: three on the ground floor (200 m<sup>2</sup>, 80 m<sup>2</sup>, 100 m<sup>2</sup>) and two on the first floor (280 m<sup>2</sup>, 100 m<sup>2</sup>). The renovated commercial section currently includes a large banquet hall with a finished concrete floor, completed electrical wiring, and plumbing for water and sewage, alongside a dedicated restroom area and a catering/storage space. The interior boasts unique aesthetic charm with exposed stone and brick walls, complemented by ceilings decorated with chandeliers, creating an atmospheric and memorable space. An additional offering includes the option to purchase 150 chairs and approximately 30 wooden tables to fully equip the event venue.

The property's potential for various commercial ventures is immense, capitalized by its size, unique structure, and location. It is ideally suited for transformation into an event hosting venue specializing in weddings, corporate retreats, and artistic workshops. Alternatively, it offers a perfect foundation for an agritourism center, a boutique guesthouse, or a restaurant with guest rooms. The generous land area features a mature orchard and a private well, adding to the rural charm and potential for self-sufficiency. This investment capitalizes on the growing popularity of the Lower Silesia region, offering easy access to major towns like Jelenia Góra and Złotoryja, appealing to both domestic and international buyers seeking a peaceful yet accessible rural business opportunity.

Lubiechowa is situated in one of the most scenic and tourist-rich areas of Lower Silesia, providing a year-round attraction base. The region is a haven for nature lovers, surrounded by the Kaczawskie Mountains (Góry Kaczawskie), which are perfect for hiking and cycling, and is part of the famed Land of Extinct Volcanoes geological park, featuring dramatic sites like Raven Rock (Skała Krucza). Culturally, the area is rich with historical sights, including the ancient Romanesque Church of St. John the Baptist in Świerzawa, the unique Wojcieszów Limestone Caves, and famous medieval fortresses like Czocha Castle (40 minutes away) and Bolków Castle. Local attractions, such as the Sudecka Zagroda Edukacyjna and various artisanal workshops, further enhance the region's appeal. The property benefits from excellent accessibility: the larger hub of Jelenia Góra is only 20–25 minutes away for shopping and services, and Wrocław Airport is approximately 1.5 hours away, making it a viable destination for both domestic and international visitors.

## ABOUT THE AREA

Lubiechowa is a picturesque village nestled in the heart of the Lower Silesia region of Poland, specifically within the Świerzawa Municipality. This region, often lauded as one of the most charming and dynamically developing parts of the country, is characterized by its rolling hills, deep forests, and historical significance. Lubiechowa offers a quintessential experience of peaceful Polish rural life, yet it is situated conveniently close to both nature reserves and cultural centers. The village itself maintains a



quiet atmosphere, making it a compelling destination for those seeking a tranquil retreat or a base for exploring the rich surrounding landscape.

The area surrounding Lubiechowa is defined by its dramatic natural environment, making it a major draw for tourists and outdoor enthusiasts. The village sits close to the Kaczawskie Mountains (Góry Kaczawskie), which are part of the broader Sudetes range. This range provides excellent opportunities for hiking, cycling, and nature tourism, with notable sites including the peak of Skopiec and the volcanic rock formation known as Raven Rock (Skała Krucza). Significantly, the region is central to the Land of Extinct Volcanoes geological park, where visitors can explore ancient volcanic formations, basalt quarries, and unique karst features like the Wojcieszów Limestone Caves.

Lower Silesia is steeped in history and culture, and Lubiechowa provides easy access to some of Poland's most significant heritage sites. The nearby town of Świerzawa is home to the Romanesque Church of St. John the Baptist, one of the oldest stone churches in the country. Within a short drive, visitors can explore famous medieval fortresses such as the imposing Czocho Castle and the Gothic Bolków Castle, which is known for hosting annual music festivals. Access to local amenities and larger services is provided by the historic gold-mining town of Złotoryja and the larger commercial hub of Jelenia Góra, which offers extensive shopping, dining, and spa facilities within a 20-25 minute drive.

For international and domestic air travel, the most convenient entry point is Wrocław–Copernicus Airport (WRO). This airport is located approximately 100-110 kilometers away from Lubiechowa, with a typical driving time of about 1.5 hours. Wrocław Airport is a major regional hub, offering a broad range of connections to other Polish cities and numerous European destinations. The relative ease of access from a major international airport, combined with the region's increasing popularity among tourists, hikers, and international buyers, underscores Lubiechowa's appeal as a location for both leisure and investment.

#### MAiN FEATURES:

- \* 900m<sup>2</sup> of living space
- \* 6950m<sup>2</sup> plot
- \* 11 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Poland
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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#### **Κοινά**

Κρεβατοκάμαρες:	11
Μπάνια:	2



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Τελειωμένα τετραγωνικά πόδια:	900 τ.μ
Μέγεθος αυλής:	6950 τ.μ

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.984.408

