



## Hobby Farm Ranch For Sale in Wieniawa



### Information de l'agent

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Specialties:	
Property Type:	Apartments
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Languages:	English
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 586,383.03

### Location

Pays:	Pologne
Adresse:	Poland
Indicatif régional:	26-432
Soumis:	04/06/2025
Description:	
Hobby Farm Ranch For Sale in Wieniawa Poland	

Esales Property ID: es5554635

Koryciska 91A  
Wieniawa  
Mazowieckie  
26-432  
Poland

An Idyllic Hobby Farm Ranch Awaits in Wieniawa, Poland

Discover an extraordinary opportunity to own a bespoke hobby farm ranch in the picturesque village of Wieniawa, Poland. This meticulously designed property, spanning 3.16 hectares (7.8 acres), offers a harmonious blend of luxurious living, practical functionality, and sustainable design. Nestled amidst breathtaking woodlands and featuring a beautifully landscaped yard with a six year old fruit orchard, this



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estate is a sanctuary for those seeking a tranquil country lifestyle with all the modern conveniences. Whether you dream of a private family retreat, a thriving eco-tourism venture, or simply a spacious haven to pursue your passions, this property promises an unparalleled experience.

## A Legacy of Custom Design and Energy Efficiency

At the heart of this stunning property are its four custom-designed buildings, each crafted with an unwavering commitment to quality and efficiency. The main house is a sprawling residence boasting seven spacious bedrooms and three well-appointed bathrooms, offering ample space for family and guests. Thoughtful design elements are evident throughout, from the inviting layout to the integration of advanced energy conservation technologies. The main floor features a comfortable and efficient dual gas/electric radiant floor heating system, ensuring warmth and comfort even on the chilliest Polish days. The upper floor is equipped with traditional radiators, providing consistent heat distribution. Furthermore, the entire house benefits from triple-glazed windows, significantly enhancing insulation and contributing to remarkable energy savings.

Beyond the main residence, the estate includes an auxiliary and inventory building with an attached barn, providing versatile space for storage, workshops, or potential animal housing. A separate garage and a dedicated carpentry shop cater to hobbies and practical needs, offering ample room for vehicles, tools, and creative pursuits. Every building on the property has been constructed to the latest energy conservation standards, reflecting a commitment to sustainability and reduced running costs. This foresight in design not only minimizes environmental impact but also ensures long-term comfort and economic efficiency for the discerning owner.

## Unrivaled Connectivity and Expansion Potential

The strategic location of this Wieniawa property offers an ideal balance of serene country living and convenient accessibility. Situated just over a mile from Highway 12, it provides seamless connectivity to the major North-South Express Highway E7. This excellent road network ensures easy travel to key destinations, including the vibrant capital city of Warsaw, approximately 65 minutes away. For international travelers, the Warsaw/Radom International Airport is a mere 40 minutes door-to-door, offering convenient air links. This accessibility is a significant advantage, allowing residents to enjoy the peace of rural life without sacrificing urban amenities or global travel opportunities.

Adding to its appeal, the surrounding forestry land is privately owned, presenting an exciting possibility for future expansion. For those desiring to enlarge their estate or simply secure more of the pristine natural environment, the option to purchase additional land provides incredible flexibility. This potential for growth makes the property even more attractive to individuals or businesses looking to invest in a larger-scale agricultural operation, a more extensive eco-tourism site, or simply a grander private domain. The synergy of convenient access and potential for expansion truly sets this property apart.

## State-of-the-Art Services and Uncompromised Security

This hobby farm ranch is equipped with a comprehensive suite of modern services, ensuring comfort, convenience, and peace of mind. The property benefits from both mains electricity (230V and 400V

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industrial supply), backed up by an impressive 11kW genset with an automatic cross-over for uninterrupted power. Water supply is robust, drawing from both the municipal water system and a 30-meter deep well that provides mineral-rich, pure water – a valuable asset for both household use and potential agricultural ventures. LPG gas is supplied from a 2,700-liter exterior tank, fueling the efficient heating system. For waste management, the property utilizes its own seepage septic tank.

Heating is a standout feature, with a gas/electric redundant system providing reliable warmth. Further enhancing comfort and efficiency is a magnificent Tulikivi soapstone fireplace, offering a cozy ambiance and additional heating capabilities, complemented by a heat recovery mechanical system. Security is paramount, with a dedicated guard/alarm system featuring comprehensive door, window, and movement sensors. A robust CCTV system and strategically placed security lights at the gate and around the house provide continuous surveillance and deterrence, ensuring the utmost safety and peace of mind for residents.

### Ready for Immediate Enjoyment and Commercial Potential

This exceptional property is truly ready to move in, offering a seamless transition for its new owners. The interiors of the main house are thoughtfully furnished, eliminating the need for immediate renovations or furniture purchases. The large, open grand room serves as the heart of the home, perfect for entertaining or relaxing. It is equipped with all necessary appliances, providing a modern and functional living space. A convenient kitchen island offers additional workspace and a casual dining area, while a large pantry ensures ample storage for culinary essentials. Every detail has been considered to provide a comfortable and welcoming environment from day one.

Beyond its appeal as a private residence, this property also holds significant commercial potential. Its unique features, idyllic setting, and strategic location make it highly suitable for various ventures, particularly as an eco-tourism site. Imagine developing charming guesthouses, offering farm-to-table culinary experiences, or hosting workshops focused on sustainable living. The expansive land, custom buildings, and natural beauty create an ideal canvas for a diverse range of entrepreneurial pursuits. This Wieniawa property is more than just a home; it's an investment in a lifestyle, a business opportunity, and a tranquil escape.

Are you ready to explore the possibilities that await you at this magnificent hobby farm ranch in Wieniawa?

### ABOUT THE AREA

Wieniawa is a village located in Przysucha County, Mazovian Voivodeship, in east-central Poland. Situated approximately 13 kilometers east of Przysucha and about 96 kilometers south of Warsaw, Wieniawa holds historical significance, with its origins tracing back to the late Middle Ages. The name 'Wieniawa' is believed to be derived from the Wieniawa family, who established the settlement in the second half of the 15th century within the area of the nearby village of Kłudno. The village serves as the administrative seat of the rural gmina (administrative district) also named Gmina Wieniawa.

The history of Wieniawa is deeply intertwined with the broader history of Lesser Poland. Originally



known as Kłudno, the Roman Catholic parish in the area was founded as early as 1365, though records suggest an even earlier church existed in 1264. Over the centuries, Wieniawa has witnessed various historical events, including significant military encounters, such as a battle during the Nazi occupation in the village of Plec, near Wieniawa. Today, remnants of its past, like the St. Stephen's church built between 1636-1648, offer glimpses into its rich heritage.

Demographically, Wieniawa is a smaller community within the Mazovian Voivodeship. As of 2019, the gmina of Wieniawa had a population of 5,471, placing it as the second most populous rural gmina in Przysucha County. The area is characterized by a relatively low population density compared to the broader Mazovian Voivodeship. Like many rural areas in Poland, Wieniawa has experienced a slight decrease in population over recent years, although the gmina is divided into 21 sołectwa (villages) and 24 localities, each contributing to the local community fabric.

For those traveling to Wieniawa, the nearest major airport is Warsaw Chopin Airport (WAW). Situated approximately 96 kilometers to the north, Warsaw Chopin Airport is Poland's largest airport and offers extensive domestic and international connections. From Warsaw, visitors can reach Wieniawa by various means of transport, including regional buses or by renting a car, making it a relatively accessible destination within the Mazovian region. There is also a local airport Warszawa Radom: <https://www.lotniskowarszawa-radom.pl/en> with international connections and situated about 40 minutes door-to-door from Koryciska. Chopin Airport is a bit further and accessible by train which takes about 90 minutes to get there and about the same amount of time by car

## MAiN FEATURES:

- \* 378m<sup>2</sup> of living space
- \* 31600m<sup>2</sup> plot
- \* 7 Bedrooms
- \* 3 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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## Commun

Chambres:	7
Salle de bains:	3
Pied carré fini:	378 m <sup>2</sup>
Dimesions du lot:	31600 m <sup>2</sup>

## Utility details



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Heating: Oui

## Rental details

Furnished: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.987.232

