



## Excellent 6 bed House For sale in



### Informações do Revendedor

Name:	Niall Madden
Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 130,000

### Localização

Country:	Polónia
Address:	Rudziny 55
CEP:	67-312
Adicionado:	26/09/2024
Informação adicional:	
Excellent 6 bed House with Land For sale in Poland	

Esales Property ID: es5554168

Property Location

RUDZINY 55

67-312 NIEGOSLAWICE

Poland

Property Details

Unveiling Potential: A Spacious Countryside Retreat in Rudziny, Poland



Nestled amidst the picturesque landscapes of Rudziny, Poland, lies a captivating property brimming with potential. This freehold house, boasting six bedrooms and extensive land, presents a unique opportunity for those seeking a peaceful countryside retreat or a thriving business venture. Imagine waking up to the gentle sounds of nature, surrounded by breathtaking views of forests, lakes, and rivers, all within easy reach of charming villages and a nearby town.

### A Spacious Haven Awaits:

This well-maintained house offers ample space for families, friends, or guests to enjoy a comfortable stay. With a total of six bedrooms, the property caters to various needs. Explore the layout:

- \* **Ground Floor:** The ground floor welcomes you with a large kitchen, ideal for preparing delicious meals, and a conveniently located toilet. Three additional spacious rooms offer flexibility. Imagine using one as a formal living room, another as a cozy family room, and the third as a dedicated home office or hobby room. There is a fourth room downstairs with a fitted bath, so it can be converted into a massive bathroom or changed back to a room, and the bathroom would be somewhere else.

- \* **Upper Floor:** The first floor features a kitchen and a bedroom on the right side. The left side boasts an attic space, perfect for creating additional bedrooms or a recreational area for children. Imagine converting this space into a game room, a reading nook, or even a home theater.

- \* **Adaptable Basement:** The property also includes a partial basement with three large storage rooms. This space holds exciting potential for further development (subject to necessary permits). Imagine transforming this area into a wine cellar, a games room, or even additional bedrooms for a B&B operation. One of the rooms in the basement has a central heating stove that stores coal and wood. The best, cleanest option would be to upgrade to the newest standard or heat pump, which is not that expensive in Poland

### Modernization Potential:

While the house is structurally sound and boasts a new roof, it presents the opportunity for modernization. Imagine customizing the interiors to reflect your taste and style. Update the kitchen and bathrooms with modern fixtures, replace flooring, and create a personalized haven that reflects your vision.

### A Paradise for Nature Lovers:

The property's true brilliance lies in its idyllic location. Situated near the Natura 2000 Przemkowskie Ponds Nature Reserve

- \* **Captivating Surroundings:** Imagine stepping outside your doorstep and being greeted by breathtaking views of lush forests, sparkling lakes, and meandering rivers. The Natura 2000 reserve provides a sanctuary for diverse wildlife and offers endless opportunities for exploration. Enjoy peaceful walks amidst nature, cast a line in the pristine waters of the ponds, or simply relax and soak in the tranquility of the surroundings.

- \* **A Haven for Outdoor Activities:** The property is conveniently located near a river and will soon have access to a new bicycle path, perfect for exploring the surrounding countryside on two wheels. For the



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adventurous, the possibilities are endless. Consider creating a recreational area on the plot with activities like rope courses, laser tag battles, or even a paintball course.

## Business Potential:

This property's spacious layout and idyllic location make it ideal for various business ventures:

- \* **Thriving B&B:** With its six bedrooms and ample space for further development, the house has the potential to be transformed into a successful B&B. Imagine welcoming guests seeking a peaceful escape and offering them comfortable accommodations amidst stunning natural beauty.
- \* **Charming Guesthouse:** Create a boutique guesthouse experience, catering to travelers seeking a personalized and unique stay. Imagine offering additional amenities like guided nature walks, fishing trips, or even horseback riding adventures.

## Endless Possibilities:

The additional land adjacent to the house offers further possibilities for development, subject to obtaining the necessary permits:

- \* **Forest Expansion:** Imagine acquiring the additional plot with a young forest, creating a private nature haven on your property.
- \* **Recreational Activities:** Transform the land into a recreational center, offering activities like zip-lining, rope courses, or even a horse stable, catering to families and adventure seekers.

## Beyond the Property:

The village of Rudziny is just a half-kilometer away, offering essential amenities. The nearby town, situated only two kilometers away, provides a wider range of shops, restaurants, and services. Imagine enjoying the peace and quiet of the countryside while having easy access to the conveniences of town life.

## Investing in Potential:

This exceptional property in Rudziny presents a compelling opportunity for those seeking a spacious countryside retreat, a thriving B&B business, or a unique investment venture. With its well-maintained structure, extensive land, and idyllic location, this property offers endless possibilities for creating a haven that reflects your vision. The negotiable price adds to the appeal, making it an investment worth considering.

Additionally, there is an opportunity to purchase an extra plot of young forest adjacent to the house. This plot can be utilized to create exciting recreational activities such as GO APE, laser battles, paintball, a quad bike track, or even a horse stable with ample space for the horses to run around. The possibilities are endless. The land is 2500 m<sup>2</sup>, owned by someone else who is happy to sell to the same person. The price is 24000 Euro.

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## ABOUT THE AREA

Rudziny, Poland, nestled in the Lubuskie Voivodeship, offers a tranquil escape amidst captivating natural beauty. This charming village, situated near the border with the Lower Silesian Voivodeship, boasts a rich history dating back centuries. Imagine strolling along quiet streets lined with traditional Polish houses, their colorful facades reflecting a sense of timeless charm. The village exudes a peaceful atmosphere, where friendly locals greet you with warm smiles, and the gentle pace of life allows you to truly connect with nature and unwind. Rudziny serves as an ideal base for exploring the surrounding region, offering a perfect blend of rural serenity and easy access to nearby towns and cities.

Beyond Rudziny's peaceful charm lies a wealth of historical and cultural treasures waiting to be discovered. A short journey takes you to the nearby town of Przemków, steeped in a rich past. Explore the remnants of the medieval castle, a testament to the region's turbulent history. Delve into the local heritage museum and immerse yourself in the stories of the people who have shaped the area. For a touch of modern vibrancy, venture further afield to the city of Zielona Góra, the capital of the Lubuskie Voivodeship. Explore the bustling marketplace, admire the architectural marvels in the Old Town, or visit the impressive palm house, a unique botanical haven within the city. Rudziny's location ensures you can experience both the tranquility of the countryside and the cultural allure of nearby urban centers.

However, the true magic of Rudziny lies in its proximity to breathtaking natural landscapes. The jewel in the crown is undoubtedly the Natura 2000 Przemkowskie Ponds Nature Reserve, a haven for nature lovers. Imagine embarking on scenic walks amidst lush forests, casting a line in the crystal-clear waters of the ponds teeming with fish, or simply relaxing on the pristine shores and soaking in the tranquility of the surroundings. The reserve provides a sanctuary for diverse wildlife, from majestic birds of prey soaring through the skies to an abundance of fish species thriving in the ponds. Birdwatching, hiking, and cycling are just a few activities you can enjoy in this protected natural paradise.

Whether you seek a peaceful escape from the hustle and bustle of city life, a chance to delve into the region's rich history, or an opportunity to explore the wonders of nature, Rudziny offers the perfect setting. With its charming atmosphere, rich heritage, and proximity to captivating natural beauty, this village invites you to discover the magic of rural Poland and create lasting memories in this enchanting corner of the world.

## MAiN FEATURES:

- \* 185m<sup>2</sup> of living space
- \* 1200m<sup>2</sup> plot
- \* 6 Bedrooms
- \* 1 Bathroom
- \* 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



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- \* Many excellent sports facilities, walking and cycling areas nearby
  - \* Rental Potential through Airbnb and Booking.com

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## Comum

Quartos de dormir:	6
Banheiro:	1
Pés quadrados acabados:	185 m <sup>2</sup>

## Utility details

Heating:	Sim
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.093.048

