

House from 1806 of approx. 105 m² in good condition. Partially glazed terrace of approx. 30 m² facing south. Self-contained guesthouse of approx. 50 m² + 50 m² in the basement. Water-based underfloor heating via a conduit from a wood boiler with accumulator tanks in the guesthouse basement. Private water and sewage. Several outbuildings. 2 387 m² secluded garden and natural plot with a private pond and approx. 100 m to Lillån. 1 km to Helge Å and 6 km to a bathing lake. Approx. 12 km to Osby and 22 km to Markaryd. Approx. 95 km from Helsingborg.

Video Tour: <https://youtu.be/qYD4vaQyfNc>

Price: SEK 1 750 000 (approx. EUR 161 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMVILLA5KMKS78MP02I0NB7>

Visseltofta 1375 is a cottage with roots from 1806, likely the village's oldest inhabited house, with approx. 105 m² of living space, continuously renovated and extended in 2006 and 2021. South-facing terrace of approx. 30 m², of which approx. 20 m² is partially glazed. The house is in fundamentally good condition and can be used immediately but requires some cosmetic renovation and finishing. Concrete roof tiles from around 2000, and parts of the exterior cladding were replaced around the same time. The windows are predominantly double-glazed with mullions. Fiber connection is possible (approx. 40 000 SEK), but 4G coverage is sufficient for most needs. Heating is provided by water-based underfloor heating from a 40 kW wood boiler with 3 000-liter accumulator tanks in the guesthouse basement. For seasonal use, an air-to-water heat pump could be considered instead—or an air heat pump for each house for basic heating. Water from a private well that has never run dry and sewage to a three-chamber septic tank with newer infiltration from 2016. Entrance from the veranda to the hallway with tiled floor and open to the ridge with the old chimney (not in use). Bedroom with wooden floor and underfloor heating, old wide planks in the ceiling, timber walls, and an old open fireplace (not in use). Many original building details, such as wattle-and-daub planks and ceiling planks, are preserved in the older part of the house. Living room with plank flooring and underfloor heating, old wide ceiling planks, and visible timber walls. The floor is worn and needs sanding or surface treatment. The kitchen is spacious and open to the ridge in the extended part, with a dining area and access to the covered terrace. Tiled floor with underfloor heating. Fittings from around 2006 with an electric stove with ceramic hob, range hood, Norrahammar wood stove (not in use) with baking oven, dishwasher, fridge/freezer, extra freezer, and ample storage. Tiled bathroom from 2014 with wide ceiling planks, underfloor heating, shower, sink, toilet, and here the beam marked "1806" is clearly visible. Extended laundry room from 2021 with tiled floor (no underfloor heating in this room), washing machine, bathtub, and electrical panel. A staircase leads from the kitchen to a landing around the chimney with wood panelling and ceiling beams, but it lacks finishing, wallpaper, or painting on the walls. Bedroom with painted wooden floor, wood panelling, and exposed ceiling beams, double bed, and sofa bed. Bedroom consisting of two connected rooms, where the first is used as an office and wardrobe and the second as a bedroom. Same style with painted wooden floor, wood panelling, and exposed ceiling beams with fittings up to the ridge. No direct heating upstairs, but heat rises from the ground floor. Some furniture and other loose items can be purchased or included, per agreement with the sellers.

The guesthouse is a self-contained house from 1976 of approx. 50 m² plus a full basement. Small paved patio. The roof has eternit tiles, likely from the construction year. Insulated glass windows. Electrical installations will be reviewed and improved before transfer. There is an entrance hallway with wooden floor and wardrobe. Room with space for storage and stairs to the basement, currently covered with loose wooden flooring. Bathroom from 2014 with vinyl flooring and walls, toilet, sink, electric heating, and shower. Living room with vinyl flooring (wooden floor underneath), wood-panelled ceiling, and efficient wood-burning stove with glass door. Heat from the wood boiler in the basement also rises, but water-based radiators could be installed or an air heat pump added, especially for seasonal use. Bedroom with laminate flooring and electric radiator. Kitchen with vinyl flooring, wood-panelled ceiling, sink, ample cabinets, electric stove with ceramic hob, and space for a

dining table. In the basement, there is a garage now used as a boiler room with an Atmos wood boiler from 2006 (40 kW) and a 3 000-liter accumulator tank, as well as a technical room with a pressure tank and water pump. Several storage spaces.

Outbuilding/tool shed of approx. 25 m² and a carport/shed of approx. 15 m². Outbuilding/woodshed of approx. 25 m² is located on the neighbour's land, and the buyer should expect to make a new agreement with the neighbour regarding this. Dog kennel. Playhouse.

2 387 m² hilly garden and natural plot with a private pond, small babbling brook, and fine stone walls at the plot's boundary. The plot is completely secluded with no visible neighbours, down an untrafficked gravel road, on the very edge of Visseltofta village. The plot is surrounded by mixed deciduous forest and offers views over meadows to the northeast. Outside the plot, there are several old barns and outbuildings belonging to the neighbouring landowner, but they are used sparingly and not disturbingly. Approx. 100 m from the house runs Lillån, which flows into Helge Å, about 1 km from the house. At Helge Å, there is a small bathing and boat launch where locals swim, and the river offers excellent canoeing and fishing opportunities. Approx. 6 km to Vesljangasjön with a nice bathing area and sandy beach. Approx. 9 km to another bathing area with a sandy beach at Vägla- and Vitasjö. Road 15 runs approx. 1 km from the house to the north and can be faintly heard in the distance, but not significantly disruptive. Approx. 12 km to Osby village, approx. 22 km to Markaryd, and approx. 55 km to Vallåsen ski resort and Bike Park on Hallandsås, and to Kungsbygget Adventure Park with toboggan, zipline, etc., in the summer. Approx. 95 km to Helsingborg and approx. 150 km from Malmö.