

Holiday home from 1964, approx. 70 m², continuously renovated and in good condition. Covered terrace of approx. 9 m². Air-source heat pump, electric heating, and Contura wood-burning stove. Water from a deep-drilled well and approved septic system. Outbuilding of approx. 10 m², plus a small woodshed. 888 m² garden plot with a completely secluded, scenic, and hilly location, surrounded by mixed forest. Approx. 1.5 km to Hålsjön and 115 km from Helsingborg.

Video Tour: <https://youtu.be/UwKe67BFL5M>

Price: SEK 1 295 000 (approx. EUR 118 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5L2JIUHEICSSF74>

"Bokebo" or Älmeberg 106 near Torup is a holiday home from 1964 with approx. 70 m² of living space + approx. 9 m² covered south-facing terrace. The house has been continuously renovated and extended over the years and is in good condition, ready for use. Good metal roof, newer insulated windows throughout, updated and partially replaced electrical installations, and both kitchen and bathroom from around 2007. Deep-drilled well, 214 m, from 2007 and an approved three-chamber septic system with infiltration from 2008 (inspected 2025). Heating from an efficient air-source heat pump, a newer Contura wood-burning stove with a steel chimney in the living room (inspected and cleaned 2025), and direct electric heating with oil-filled radiators as a supplement. From the terrace, you enter a spacious living room and dining area in an open layout with laminate flooring, wood-panelled ceiling, air-source heat pump, wood-burning stove, and dining space. The brick wall is only a veneer and dates back to when a fireplace stood against it (chimney now removed). It can be removed if desired. Ventilation ducts exist between rooms to distribute heat better, but they didn't work as well as hoped, so the sellers don't use them today. Small but functional kitchen with tiled floor, tiled walls, wood-panelled ceiling, sink, electric stove with ceramic hob, range hood, ample storage in drawers and display cabinets, fridge/freezer, and microwave. The electrical panel is here, with both circuit breakers, a residual current device, and some older porcelain fuses. Bedroom/children's room with laminate flooring, wood-panelled ceiling, bunk bed, and wardrobe. Hallway. Large, fully tiled bathroom with toilet, sink, shower, washing machine, and ample cabinet space. One cabinet houses a 60-liter water heater, and another contains the pressure tank. Small bedroom with laminate flooring, wood-panelled ceiling, bunk bed, and single bed. A window could be added here for better views and light. Large bedroom with laminate flooring, wood-panelled ceiling, double bed, and wardrobes. Most furniture and other loose items can be purchased or included, per agreement with the seller.

In addition to the house, there is a storage shed/tool shed of approx. 10 m² with a metal roof and 3-phase electrical connection. There is also a simple woodshed. Opportunity to build a guest house (up to 15 m² without a building permit).

888 m² hilly garden plot with a completely secluded and undisturbed location in the forest. The nearest neighbour is approx. 100 m away, well hidden by vegetation, and the gravel road passing by ends blindly a short distance past the house, so only the three other houses further down the road pass by. The plot is surrounded by mixed forest with plenty of beech and oak, creating a truly pleasant atmosphere. The plot features several exposed rocks and charming old stone walls at the boundaries. Excellent hiking opportunities in the area with plenty of mushrooms and berries. Approx. 1.5 km to Hålsjön with the nearest swimming spot, where you'll also find Hölseböke Vildmarksby, which can be rented for various events if desired. There are many other lakes in the area. Approx. 6 km to Måssjön and Sjöreds nature reserve, and approx. 5 km to Kättebo nature reserve. Approx. 10 km to Getabäcken nature reserve and 11 km to Övraböke nature reserve and a beautiful lake. Approx. 16 km to Torup village with the nearest shops and another nice swimming spot at Sjögårdssjön, where you'll also find the charming Bosgårdsfallet with hiking trails. 28 km to Falkenberg and Skrea beach, and approx. 37 km to Halmstad and the ferry to Grenå. Approx. 40 km to Ullared and the famous GeKås shopping. Approx. 80 km to Isaberg Mountain Resort with ski slopes

in winter and high ropes course, Bike Park, toboggan track, golf courses, swimming spots, etc., in summer. Approx. 115 km from Helsingborg and 170 km from Malmö.