

Holiday home with year-round standard from 1968, extended in 1998, with approx. 100 m² living area + 35 m² insulated conservatory, built-in garage of approx. 20 m² and also a built-in woodshed of approx. 10 m². Southeast-facing terrace of approx. 24 m² with two gazebos and two stone-paved terraces facing southwest of approx. 20 m² each. The house has been continuously renovated and is ready to use, though there is room for cosmetic upgrades if desired. Two bathrooms and a sauna. Drilled well with good water. Approved sewage and chimney. 2 134 m² secluded garden plot 100 m from the Lagan River and approx. 7 km to Knäred village. Approx. 85 km from Helsingborg.

Video Tour: <https://youtu.be/3q8-s4pm3is>

Price: SEK 1 495 000 (approx. EUR 136 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5KP5V447CMBVURCK>

Bassalt 11 v. Knäred is a well-maintained holiday home with approx. 100 m² living area from 1965, extended in 1998 and continuously renovated with newer cladding panels and a roof with concrete tiles re-laid in 2004. Large, insulated conservatory of approx. 35 m² with a kitchenette, woodshed of approx. 10 m² and also a built-in garage of approx. 20 m², with direct access from the garage to the house. Southeast-facing terrace of approx. 24 m² with two gazebos and access from the conservatory. Two stone-paved patios facing southwest of approx. 20 m² each, allowing you to follow the sun all day. Predominantly insulated glass windows with some coupled double glazing and large panoramic windows facing the garden, plus a sliding window section towards the conservatory and out to the gazebos. Heating is provided via an air-source heat pump (2015) with remote control, direct-acting electric radiators, and an efficient wood-burning stove with a glass door and steel chimney (swept and approved in 2024). Water is sourced from a private drilled well (28 m), and sewage is directed to a three-chamber septic tank with infiltration, inspected by the municipality in 2021. The house has two bathrooms, both with WC, shower, and sink, both with electric underfloor heating, and one with a washing machine. The entrance is spacious with tiled flooring and a skylight, with one end used as a guest room with a sofa bed, where a curtain can be drawn if needed. Two bedrooms, both with double beds, fitted carpets, and wardrobes. Hallway with access to the garage, sauna, and one bathroom, which also has a washing machine and tumble dryer. The kitchen has vinyl flooring, an electric stove with a ceramic hob, range hood, newer dishwasher, microwave, and refrigerator. Adjacent to the kitchen is a pantry with a freezer. The second bathroom has vinyl flooring in one section with WC and sink and is fully tiled in the shower area. Cupboard with a hot water heater. The living room and dining area are openly connected to the kitchen with parquet flooring, wooden ceiling panels, and large sliding doors to the conservatory. Here, you'll also find the wood-burning stove and air-source heat pump, plus ventilation fans for even heat distribution. The conservatory has laminate flooring, a small kitchenette with a sink and cabinets, a dining area, and a lounge corner, plus sliding glass sections leading to the terrace. Most furniture and other loose items can be purchased or included as per agreement with the seller.

2 134 m² (freehold) garden plot by a virtually traffic-free gravel road, with no through traffic, and approx. 200 m to the nearest holiday neighbour, which is not visible at all. The plot has multiple levels but levelled and flat, as the sellers have hosted caravans traveling further north. Beautiful stone walls around and on the plot. The surrounding area is predominantly mixed deciduous forest with beautiful beech forest down towards the Lagan River, with a path through the woods. A truly cozy atmosphere on the property and in the area in general, with plenty of experiences to be had nearby. Approx. 100 m to the large Lagan River, where it widens into a lake, offering good swimming, fishing, and canoeing opportunities. Approx. 500 m to a hydropower plant, where it's also relatively easy to access the river. Reconstruction of the hydropower plant to go underground is planned in about 5 years, but construction traffic will not pass this property and will not have any significant impact. Approx. 2.6 km south of the property is a wind farm, but it cannot be seen or heard at this distance. Approx. 2 km from Road 15 and a railway to the south, which can be faintly heard in certain wind and weather conditions but is not disturbing. Approx. 7 km to Knäred village with shops, a bank,

school, health centre, the charming Prästaskogen nature reserve by "Kvarnfallet" in Krokån (a tributary to Lagan), and the Flammabadet outdoor pool with camping and canoe rentals, etc. Approx. 9 km to Gränsbygden shopping centre with everything you might need. Approx. 17 km to Markaryd with more shopping options and several swimming spots in Getesjö and Lokasjön, plus a pleasant walking trail, Hälsans Stig, between the lakes. Approx. 9 km to a nice swimming spot at "Store Sjö" by Hishult and approx. 15 km from "Härliga Hjärnered" and the Hjärnered lakes with stunning nature, the "Vippentorpet" museum farm, swimming spots, and canoe rentals. The area around Knäred offers a rich variety of culture and nature, such as the cultural reserve at "Bollaltebygget," the "Flammafallet" waterfall in Krokån, Mästocka heath nature reserve, Rönnö nature reserve, the Hallandsleden hiking trail, and much more. Approx. 20 km to Skogaby golf club, approx. 35 km to the Vallåsen ski slope with a Bike Park on Hallandsås and to Kungsbygget Adventure Park with zipline and toboggan run in the summer. Approx. 35 km to the sea and Sweden's longest sandy beach in Mellbystrand. Approx. 40 km from Halmstad and the ferry to Grenå, approx. 85 km from Helsingborg, and approx. 140 km from Malmö.