

Holiday home from 1972, approx. 42 m² with multiple terraces, continuously renovated and extended, with air-source heat pump (2022) and wood-burning stove. Shared water in the area and sewage to an approved two-chamber septic tank with a closed tank. Guest house approx. 12 m² with a 20 m² terrace, garage approx. 15 m². 2 649 m² natural plot with forest, blueberries, and large rhododendron. Last house on a side road in the area, no through traffic. 500 meters to Smedjeån, 5 km to a swimming spot at Store Sjö. Approx. 70 km from Helsingborg.

Video Tour: <https://youtu.be/6UrZfcYPz7g>

Price: SEK 775 000 (approx. EUR 70 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5L2C2O360B645DM8>

Bögilts Stugområde 147 near Hishult is a cozy and well-maintained holiday home, originally from 1972, continuously renovated and extended, including a bathroom and sewage system in 2005 and an integrated, insulated conservatory in 2009. Three terraces, allowing you to follow the sun all day. The facades are wooden and need painting. The roof is metal and in good condition, the chimney is steel and approved by the chimney sweep. The house stands on pillars, making it easy to inspect. The windows are insulated, and the electrical system is partially updated with circuit breakers and an earth-fault breaker, though some older porcelain fuses remain. Heating is provided by an air-source heat pump (2022, remotely controlled), direct electric heating, and an efficient wood-burning stove with a glass door (2005). The house is kept with baseline heating year-round, ensuring a fresh and healthy indoor climate. Water is shared in the area and included in the annual fee of 1 000 SEK, which also covers road maintenance and snow removal. The sewage system is a two-chamber septic tank with a closed tank from 2005, inspected and approved by the municipality in 2024. Entry is via a new staircase and door to the insulated conservatory with wooden panelling on walls and ceiling and a vinyl floor. There's space for a dining table and a small sofa bed. The kitchen is new after water damage and includes a fridge (2019), microwave, electric stove (2020), grill oven, sink, and ample storage. The living room has a wooden floor, celutex ceiling, wood-burning stove, extra tall windows for great light, a dining area, and a sofa bed. The indoor unit of the heat pump is also here. The bedroom has laminate flooring and space for a double bed; the floor and walls are new after the water damage. The bathroom (from 2005) has wet-room vinyl on the floor and walls, a toilet, sink, shower, 60-liter water heater, mechanical ventilation, frost guard, and electric heating in the water pipe. Most furniture and other loose items can be purchased or included, as per agreement with the seller.

The plot also includes a guest house of approx. 12 m², previously a construction shed and sauna, now fitted with a bedroom, small hallway, and a new small washing machine. The building has wooden panelling, vinyl flooring, electric heating, and double-paned windows, plus a terrace of approx. 20 m². Some of the wood on the terrace will need replacing in the foreseeable future. The garage, approx. 15 m², has a new plastic roof (2024), electricity, and space for a small car, tools, or firewood.

The plot is 2 649 m², mostly with forest, blueberries, lingonberries, heather, hazel, and a large rhododendron. A small lawn is near the house, and paths lead to the various buildings. The property is secluded and undisturbed, nestled in the forest. The access road is a small cul-de-sac with only a footpath passing by, no through traffic. About 100 meters away is a country road, but the distance and forest make the noise barely noticeable. There are only a few neighbours, but dense vegetation between the houses provides privacy. The area is very scenic, with approx. 500 m to the charming Smedjeån and approx. 5 km to a nice swimming spot at Store Sjö, as well as the same distance to Oxhultasjön with the remains of the Sjöboholm manor ruin on a peninsula. Approx. 3 km to Hishult village with the nearest shop and also Hishult Art Gallery. Approx. 14 km to Gränsbygdens Shopping Centre, which has everything from groceries to appliances, tools, and building materials. Knäred village is also approx. 14 km away, with the Flammabadet outdoor pool, the Lagan and Krokån rivers, the beautiful Prästaskogen nature reserve, and Kvarnfallet waterfall in Krokån. Approx. 20 km to

Vallåsen ski-slope and Bike Park on Hallandsås and approx. 15 km to Kungsbygget Adventure Park with zipline and summer toboggan run. Approx. 25 km to Skogaby Golf Club and approx. 30 km to the sea and Mellbystrand. Approx. 70 km from Helsingborg and approx. 130 km from Malmö.