

Country house from 1868 of approx. 150 m² over two levels, built with horizontal timber, a metal roof, and an older wooden facade. Significant renovation needed, sold by the Swedish Inheritance Fund with full disclaimer. Heating is provided via an air-source heat pump (Daikin), wood stoves, and direct electric heating. Water from a dug well and an older sewage system that needs updating or replacement. Electricity is connected with older installations, but the power is currently disconnected. Garage and woodshed totalling approximately 35 m². Root cellar with water installations. The plot is 2 195 m², partially fenced, surrounded by deciduous forest and meadows, with 200 m to the nearest neighbour. Approx. 200 m to Västerån, 4 km to Örsjön, and 11 km to Lake Fegen. Distance from Helsingborg approx. 140 km.

Video Tour: <https://youtu.be/HYAIGWOqyj0>

Price: SEK 495 000 (approx. EUR 44 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5LB4OC3P7CB50SAC>

Räset 1 near Burseryd is a classic country house from 1868, constructed with notched timber and offering a generous 150 m² of living space in total. The house has been used as a year-round residence until the end of 2024 but is now sold as an extensive renovation project with a complete disclaimer by the Swedish Inheritance Fund. The facade consists of older wooden panelling in need of maintenance, the metal roof is watertight but in varying condition, and bargeboards and gutters need inspection and partial replacement. The windows are mainly single glazed, some with inner frames, and several new windows are available for installation. The electrical system is outdated with porcelain fuses, and the electricity subscription was terminated in mid-May. Heating is provided via a Daikin air-source heat pump, a wood stove in the kitchen, two wood-burning fireplaces, and some direct electric radiators. Water is sourced from a dug well with a newer pump, pressure tank, and filter in the root cellar. The sewage system is of unknown type but likely an older three-chamber septic tank, with infiltration requiring attention. A municipal order has been issued with a deadline of June 11, 2030. Entry is via a glazed porch with a concrete floor, leading to a spacious hallway with linoleum over wooden flooring and a staircase to the upper floor. Bedroom with plank flooring and stretched paper ceiling (wood behind). Large country kitchen with plastic flooring, masonite ceiling, ample cabinets, sink, older electric stove, range hood, kitchen island, Husqvarna enamelled wood stove, and the indoor unit of the heat pump. Bathroom and laundry room are in a newer extension with a concrete floor and tiles, washing machine, tumble dryer, water heater, shower, toilet, and sink. A smaller room adjacent to the kitchen, suitable as a dining room or bedroom. Living room with masonite flooring (wood underneath), exposed ceiling planks, and a wood-burning fireplace with a glass door and soapstone. A room under renovation, where plank flooring, plank ceiling, and visible timber walls have been exposed. Part of the floor in this room has been lifted, clearly showing what lies beneath the surface layers, ideal for restoring to a near-original state. The upper floor has a hallway and three rooms: a large room with a dormer and fireplace, a smaller room with a dormer, and another smaller room previously used as a workshop (the former owner was a blacksmith artist). Several cabinets and storage spaces in the eaves. The house has been cleared of loose items, but several new windows remain for optional installation. Everything requires cleaning, tidying, and thorough renovation, both inside and out. No further work will be done, and the property is sold as-is.

In addition to the house, there is an outbuilding of approximately 35 m², divided into a garage and woodshed. The garage section has a concrete floor and electricity connected (functionality unknown). There is also a root cellar with water installations.

The plot is 2 195 m² and is secluded at the end of the road, surrounded predominantly by deciduous forest and meadows, with 200 m to the nearest neighbour. It is truly quiet and undisturbed, with a nature conservation agreement on the surrounding land. The plot is heavily overgrown and partially fenced, but the fence is in poor condition. The access road is a small gravel road that ends approx.

100 m past the house, with no through traffic. Approximately 200 m to Västerån, which winds through the landscape. Approx. 4 km to Örsjön with a swimming area and sandy beach, and approx. 11 km to the large Lake Fegen with a nature reserve and several swimming spots. The nearest village is Broaryd, about 5 km away, where there is, among other things, an unmanned grocery store "AutoMat". The area offers excellent opportunities for swimming, fishing, hiking, and nature experiences year-round. Approx. 15 km to Smålandsstenar and approx. 35 km to Ullared with famous shopping at GeKås, and the same distance to Gislaved. Approx. 50 km to Isaberg Mountain Resort with ski slopes and many summer activities, and the same distance to the western-themed park High Chaparral. Approx. 65 km to Varberg and to Halmstad with the ferry to Grenå. Approx. 125 km from Gothenburg, approx. 140 km from Helsingborg, and approx. 200 km from Malmö.