

Farm with holiday home from approx. 1980, remodelled and extended over the years on approx. 63 m<sup>2</sup> living area and a terrace of approx. 15 m<sup>2</sup>. Good condition and ready to use. Heating from air heat pump, wood-burning stove and direct-acting electric heating. Water from dug well, older sewage solution (unknown type, should be updated). Insulated glass windows, good sheet metal roof. Outbuilding of approx. 12m<sup>2</sup>. The plot is 126 710 m<sup>2</sup> (12.6 ha) with mixed forest, meadow land around the house and a bit of bog. Completely secluded location at the end of the road. Good opportunities for small game hunting. Approx. 2 km. to Lake Mäen and 7 km. to several bathing places. Approx. 115 km. from Helsingborg.

Video Tour: <https://youtu.be/hZO7uiwt360>

Price: SEK 1 995 000 (approx. EUR 179 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMLANTBRUK5L2BS26OGB643ROS>

Gashult Tuvan 1 at Annerstad is a well-maintained holiday home from around 1980 that has been continuously renovated and extended since then on approx. 63 m<sup>2</sup>. On the plot there was an old "backstuga", so the place has old roots, but after a fire this house was rebuilt instead. The facade is in good condition, sheet metal roof in good condition and insulated glass windows throughout the house. Part of the house stands on pillars and the rest on ventilated crawl space. The electrical system has older porcelain fuses and without ground fault circuit breaker, but otherwise well-functioning. Heating is done with air heat pump, efficient wood-burning stove with steel chimney in the living room and direct-acting electric heating as a supplement. The chimney sweep has not been here for many years, so he should come and check and sweep before firing. Water from dug well and the sewage is of unknown type and age, and one must expect that this needs to be updated. However, there is no injunction at present. The entrance has plastic mat on the floor, wardrobe and space for outerwear. Spacious bathroom with wet room mat on floor and walls, WC, sink, shower cabin, air heat pump, large hot water heater and mechanical ventilation. The house accommodates three bedrooms: one larger with double bed and plastic mat on the floor, a smaller children's room with bunk bed and laminate floor, and another slightly larger bedroom with bunk bed, laminate floor and wardrobe. Dining room/living room with plastic mat and sofa bed (total 8 sleeping places). Kitchen with sink, display cabinet, electric stove with ceramic hob, extractor fan, microwave, fridge/freezer and plenty of storage. Large living room in extension with laminate floor, wood panelling on walls and ceiling, large panoramic windows with views over meadows and forest, dining area, wood-burning stove and exit to the terrace. Extra toilet with WC and sink is available with entrance from outside, practical for hunting or work on the plot. Most furniture and other loose items can be purchased or included, according to wishes and agreement with the seller.

Beyond the house there is an outbuilding with sheet metal roof of approx. 12 m<sup>2</sup> for storage of firewood and tools. There is possibility to erect a guest cottage of 15 m<sup>2</sup> and an attefallshus of 30 m<sup>2</sup> without building permit, if needed.

The plot comprises a total of 126 710 m<sup>2</sup> (12.6 hectares) distributed over four contiguous properties with two small house plots and two forest plots. Gashult 2:25 is the one with the house on 3 108 m<sup>2</sup> and then there is an additional undeveloped plot Gashult 2:6 on 2 199 m<sup>2</sup> as well as the forest property around these plots Gashult 2:6 on 46 263 m<sup>2</sup> with mixed forest, beautiful meadow area around the house and bog at the tip of the area. Finally, there is another forest property, Råaköp 1:28, on 75 140 m<sup>2</sup> which also borders Gashult 2:6 at a small point. The house is very secluded, without overlooking or disturbing traffic, nearest neighbour approx. 150 meters away and not visible. The house is located totally secluded at the end of a side road to gravel road and completely without through traffic, so here you are truly undisturbed! The area offers fine hunting opportunities and beautiful nature. Lake Mien is approx. 2 km. from the house, and it is approx. 7 km to a nice bathing place in the same lake and approximately the same distance to another child-friendly bathing place in Össjöasjön. Approx. 3 km. to Skärsjön and approx. 20 km. to the very large lake Bolmen. Approx.

50 km. to Halmstad, the sea and the ferry to Grenå and approximately the same distance to Vallåsen with bike park and ski slope and to Kungsbyggets Adventure Park with zipline, toboggan run etc. in the summer. Approx. 115 km. from Helsingborg and approx. 170 km. from Malmö.

NOTE! The property is located in a sparsely populated area where acquisition permit is required from the County Administrative Board in Kronoberg County. Application fee of 5 200 kr is paid by the buyer and is not refunded in case of rejection. Normal processing time is approx. 30 days and the deal is of course conditional on the acquisition permit being granted to the buyer.