

Cottage originally from the 1890s, extended in 1976, approx. 95 m² on the ground floor plus a large attic space of approx. 60 m². Can be used immediately but requires some cosmetic renovation and finishing work. Heating via air-source heat pump, wood-burning stove, and electric radiators. Water from a private dug well, sewage to an older system (needs updating, but no current requirement). Outbuildings of approx. 8 m² and 5 m², root cellar, and a simple greenhouse. 4 720 m² garden plot with lawn, fruit trees, berry bushes, and a wooded area. No visible neighbours. Approx. 10 km from Finjasjön. Approx. 65 km from Helsingborg.

Video Tour: <https://youtu.be/Rg-7TMqw0Ns>

Price: SEK 1 300 000 (approx. EUR 116 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5LADO14TOSNUUKEJ>

Stora Torsjö 3198B near Tyringe is a cottage with roots in the 1890s, extended with a living room in 1976, totalling 95 m² on the ground floor + the possibility to fit out approx. 60 m² in the attic if needed. The house has been in the same family's ownership since 1972 and has been continuously maintained but requires cosmetic renovation and some finishing. The roof has older aluminium sheeting (partially two layers), which remains watertight. There are two chimneys, but only one is in use, and the chimney sweep has not visited in a long time. Before using the fireplace, a fire safety inspection is needed, as well as permanently installed roof ladders and slide protection for ground ladders. The windows are coupled double glazing throughout the house, but the veranda also has single glazing. The electrical system is partially updated with a new fuse box with automatic fuses, an earth-fault circuit breaker, and new wiring and outlets in the renovated areas, but older wiring and outlets remain in other rooms. Heating is provided by a Panasonic air-source heat pump, a wood-burning stove in the living room, and direct electric heating. There is also a large solar collector for ventilation. Water is sourced from a dug well with a well house. The well has not run dry, but there is no analysis of the water quality. The sewage system is older and of unknown type, so it should be assumed that it needs replacement or updating, though there is no current requirement for changes. The main entrance has older wall-to-wall carpeting and exposed ceiling beams with a fold-down ladder to the attic. The bathroom has tiled flooring, wooden panelling on walls and ceiling, toilet, sink, water heater, washing machine, tumble dryer, and shower cabin – the room is not wet-room certified. The kitchen is under renovation, missing baseboards on the floor, ceiling, and around windows. New wooden floor, new wallpaper, carpenter-built kitchen, display cabinet, fridge/freezer, dishwasher, wooden countertop, and porcelain sink. A standard electric stove is missing, but there is space for one, and portable induction plates and a built-in oven in the pantry are currently available. Exit from the kitchen to a stone-paved terrace facing southwest with a grill and wood-fired hot tub. The pantry also contains a microwave, plenty of drawers, an electrical panel, and an alarm panel. Three bedrooms on the ground floor, one of which is unrenovated with older wall-to-wall carpeting, a double bed, and would benefit from new wallpaper and finishing. The other two rooms are newly renovated, and the floor construction in that part is also new with new sills, etc. The hallway between the rooms is also renovated, but baseboards are missing, and the floor is uneven (laid over an older floor). The living room in the extension has a floor of chipboard with carpeting over it, a dining area, TV corner, wood-burning stove, and air-source heat pump. Exit to a glass veranda, which needs complete renovation or demolition, as the floor is sagging, and there is a moisture damage in the ceiling (only in the extension). An added storage room or extra hallway with entrance through the glass veranda. Unfinished attic with wooden flooring, good ceiling height, and space to fit out an additional 3-4 rooms if needed. A permanent staircase would then need to be installed in a suitable location. Most furniture and other loose items can be purchased or included, depending on wishes and agreement with the seller.

On the plot, there are two outbuildings of approx. 8 m² and 5 m², both with space for tools, firewood, and storage. Greenhouse with overgrown grapevines. Well house. Root cellar located on

the other side of the road (but within the plot) provides additional storage options. On the other side of the road, foundation stones from a former barn are also visible.

4 720 m² (freehold) garden and woodland plot, consisting of a lawn around the house with several apple trees, berry bushes, rhubarb, and a wooded area. On the other side of the small gravel road, there are remnants of an old barn, the root cellar, and several large, beautiful oaks and pines. The plot is surrounded by grassy meadows and mixed forest. No visible neighbours. A small gravel road passes through the plot with very light local traffic, but the road is cleared of snow in winter. Approx. 925 m as the crow flies from road 21, which can be faintly heard in the background depending on weather and wind. Approx. 1 km to "Torsjö Live" with a three-day music festival at the end of June. Approx. 2 km to FCT - Förmedlingscentralen in Tyringe with most shopping needs. Approx. 4 km to Tyringe town shops and indoor swimming pool. Approx. 10 km to the beautiful Fedingesjön and Hovdala nature area with several nature reserves, hiking trails, and a very nice bathing beach (15 km from the house to the beach). Approx. 15 km to Hässleholm town and Hässlegårdens golf course. Approx. 30 km to the magnificent Söderåsen National Park. Approx. 65 km from Helsingborg and approx. 85 km from Malmö.