

Holiday home from 1976, extended 2005, approx. 80 m² + glazed conservatory of approx. 16 m² from 2003. Heating via air source heat pump (2023), wood-burning stove, and direct-acting electricity. Water from a dug well with good water, sewage to a three-chamber septic tank with infiltration (year 2000). Insulated glass windows (2002), concrete tile roof (2005). Guest house approx. 10 m² with newer metal roof, garage approx. 40 m² (2007) with workshop and attached woodshed. 2 998 m², hilly natural/garden plot surrounded by hills with deciduous forest and meadows. Beautiful stone settings and stone pathways on the plot. Approx. 2 km to the nearest lake. Approx. 70 km from Helsingborg.

Video Tour: <https://youtu.be/TDEg4a6RWWw>

Price: SEK 1 850 000 (approx. EUR 165 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5LAATHVKSSNUKMSS5>

Kåphult 211 between Knäred and Hishult is a very well-maintained holiday home, originally from 1976, extended 2005, with a total living area of approx. 80 m² with an attached glazed conservatory of approx. 16 m² from 2003. Charging station for electric car. The house stands on pillars, providing good accessibility underneath and easy to inspect. The facades are vertical wooden panels in good condition, and the roof is concrete tiles from 2005. All windows have insulated glass from approx. 2002. The electrical system is upgraded with new wiring, outlets, and automatic fuses with residual current device (approx. 2005). Heating is provided by an air source heat pump (2023), wood-burning stove (Morsø, approx. 2003), and direct-acting electricity as a supplement. The chimney is regularly inspected by a chimney sweep. Water is sourced from a dug well that has never run dry, and the quality is good according to the seller. Sewage goes to a three-chamber septic tank with infiltration (approx. year 2000). From the conservatory, you enter a hallway with plenty of wardrobes, carpeted floor, and wooden panelling on walls and ceiling. Adjacent is a small utility room and laundry room with tiled floor, washing machine (approx. 2012), tumble dryer, and 50-liter water heater. The bathroom (approx. 2005) has tiled floor, tiled walls, underfloor heating, toilet, sink, shower, and mechanical ventilation. The kitchen is from around 1999 and has laminate flooring, wooden ceiling panelling, good storage, electric stove (2010), microwave, dishwasher (2018), fridge/freezer (2023), and fuse box. Spacious living room and dining area in an open-plan layout with carpet, large panoramic windows facing the plot and meadows, Morsø wood-burning stove, and floor-mounted air source heat pump. There are also discreetly mounted direct-acting electric heaters as baseboard units. Bedroom 1 and 2 are smaller with one wardrobe and single bed each. Bedroom 2 is larger with a double bed and multiple wardrobes. All rooms have carpet and wooden ceiling panelling. The house is kept frost-free year-round with the air source heat pump. Most furniture and other loose items can be purchased or included, as per agreement with the sellers.

On the plot, there is also a guest house of approx. 10 m² with a newer metal roof, electricity connected, built-in bunk bed, and storage. Garage of approx. 40 m² (2007) with concrete tile roof, electricity connected, and ample space for a car, garden tools, and equipment. Part of the garage is fitted out as a workshop and storage, with a loft for additional storage. Adjacent is an attached woodshed under a plastic roof. There is potential to build an additional guest house or Attefall house on the plot.

2 998 m² (freehold) well-maintained and hilly natural/garden plot, surrounded by hills with beautiful deciduous forest, predominantly oak and beech, and open meadows where cows graze in summer. The plot is well-secluded, with no overlooking neighbours and at least 300 meters to the nearest neighbour. The road here is a small side road off a gravel road, closed with a barrier, providing a very peaceful and private location with no through traffic. Beautiful stone-paved patio, stone pathway, and stone wall. A small stream runs along the plot boundary with a small bridge leading to the meadows. The area is quiet, with no disturbing traffic, rich wildlife, and wind turbines 1.25 km away are neither visible in summer nor audible. Close to several lakes: approx. 2 km to the Östersjön,

approx. 7 km to the beautiful Oxhultasjön with remnants of Sjöboholm manor on a small peninsula. Approx. 11 km to a swimming spot at Store Sjö and 14 km to Hjärneredssjöarna with several nice swimming spots, canoe rentals, and hiking trails. Approx. 5 km to Hishult with shops and a well-known art gallery. Approx. 6 km to Knäred with additional services, Flammabadet outdoor pool, Prästaskogens nature reserve, and the beautiful Kvarnfallet waterfall in Krokån. Approx. 20 km to the Vallåsen ski slope on Hallandsås, which also has a Bike Park, and roughly the same distance to Kungsbygget Adventure Park with a toboggan run, zipline, etc., in summer. Approx. 45 km to Halmstad, the sea, and the ferry to Grenå. Approx. 70 km from Helsingborg and approx. 125 km from Malmö.