

Holiday home from around 1990, approx. 70 m<sup>2</sup> + approx. 40 m<sup>2</sup> terraces around the house. Heated with a wood-burning stove and lighting via 12-volt electricity (solar panel and battery). Water from a dug well. Outhouse. Shed/technical room of approx. 16 m<sup>2</sup>. 12 946 m<sup>2</sup> plot with forest, meadow, and approx. 200 m of shoreline along Rönnebodaån. 500 m to several nature reserves. No visible neighbours. Approx. 6 km to a swimming spot at Hjertasjön. Approx. 123 km from Helsingborg.

Video Tour: <https://youtu.be/AnTgPRJAH-w>

Price: SEK 650 000 (approx. EUR 58 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5KBK79HP1SF333VN>

Holiday home from around 1990 with approx. 70 m<sup>2</sup> living space, including approx. 25 m<sup>2</sup> on the ground floor + approx. 45 m<sup>2</sup> on the upper floor. The rest of the ground floor consists of a covered terrace, and there is also an open terrace with a view of the river, facing southeast, totalling approx. 40 m<sup>2</sup>. The house is built on pillars with concrete roof tiles. Double-glazed windows mixed with newer insulated glass windows on the upper floor and a newer patio door. The house is generally in good condition but needs exterior painting, replacement of some weatherboards, and lacks a permanently mounted roof ladder and safety rail for a ground ladder. A chimney sweep has not visited in a long time, so an inspection should be booked before using the fireplace. There is 12V lighting powered by batteries with a small solar panel and a petrol generator, but no mains electricity. Water from a private dug well, fetched with a bucket. System with water containers in the kitchen and at the outhouse with a foot pump to pump water to the sink. If desired, the system can be upgraded to running water with a 12V water pump and a gas-powered water heater. See, for example, Sunwind.se for everything needed for an off-grid house. The house consists of a combined hallway and kitchen with wooden flooring, a sink with a water container and foot pump, a gas stove, and various cabinets and shelves. Living room with a corner sofa, access to the terrace, and an efficient Viking wood-burning stove with a steel chimney and glass door. The spacious upper floor has a large bedroom/all-purpose room with wooden flooring, a double bed, and the option to divide the room if needed. A smaller bedroom with wooden flooring, a double bed, and a desk. Most furniture and other items can be purchased or included, per agreement with the seller.

In addition to the house, there is a shed of approximately 16 m<sup>2</sup> with a metal roof, currently used as a workshop, storage, and housing the electrical system with 12V and a converter to 220V, powered by batteries, a small solar panel on the roof, and a generator that can charge the batteries when the sun is insufficient. Separate shed with an outhouse and a simple sink with water from a container with a foot pump. Alternatively, a gas-powered incinerating toilet can be installed, eliminating the need for emptying as everything turns to ash.

12 946 m<sup>2</sup> (freehold) forest and natural plot, located as the only house on a small side road off a lightly trafficked country road. Few cars pass by, and it is not significantly disruptive. A single neighbour on the other side of the road, approx. 150 m from the house, is not visible from the house and does not disturb. The plot borders Rönnebodaån with approx. 200 m of shoreline, visible from the house and terrace. The rest of the plot is a natural area with mixed forest, providing enough firewood for self-sufficiency for years to come. Very scenic area with approx. 500 m to the Nedraryd, Övraryd, and Söndraryd nature reserves and approx. 5 km to Vissle myr. Approx. 6 km to a swimming spot at Hjertasjön and a lake in an old quarry at Svarta Bergen, which also has a museum and hiking trail – “Bergastigen”. Approx. 7 km to Lönsboda village and approx. 18 km to Osby. Approx. 123 km from Helsingborg and approx. 140 km from Malmö.