

Two detached houses, built in 2015 (138 m²) and 1996 (75 m²), both renovated and like new with good standard, private water wells, and approved sewage solutions. Heating via air-source heat pump (large house), wood-burning stoves, and electric heating. Insulated guest house of 24 m². Garage of approx. 60 m² with electric door and 3-phase outlet, plus additional outbuildings of 40 m² and 8 m². Plot totalling 11 080 m² (two properties), mainly deciduous forest with paths and open grassy areas. Approx. 3 km to Humlesjöns bathing area. Approx. 72 km from Helsingborg.

Video Tour: <https://youtu.be/Ehe5XJWifg0>

Price: SEK 3 995 000 (approx. EUR 361 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5L7L5K6LGFASLNJU>

Röshult 3404 & 3408 near Bjärnum offer two separate, self-sustaining residential houses on their own large, forested plots. The properties are preferably sold together but can also be sold separately. The larger house, built in 2015, has a living area of approx. 108 m² plus a fully insulated and integrated conservatory of approx. 30 m², totalling approx. 138 m². Terrace around the entire house of over 100 m², of which approx. 15 m² is covered. The terrace at the back of the house needs replacement, but the rest is newer Siberian larch. The house is well-insulated (200 mm in walls and floor, 250 mm in ceiling), has insulated windows throughout, concrete tile roof, and new electrical installations from 2020. Water is sourced from a private dug well that has never run dry, and the sewage is a three-chamber septic tank with infiltration (2013). Heating is provided via air-source heat pump (Panasonic, 2022), wood-burning stove (Lotus with glass door), and electric heating. The entrance is spacious with a plastic mat on the floor, a hatch to a basement room with water installations, wardrobes, and open to the ridge with a small sleeping loft above. Bathroom with plastic mat on the floor, toilet, sink, shower cabin, and new washing machine (2025). The bathroom is not wet-room certified but fully functional. Kitchen and living room in an open-plan layout with new sandable ash laminate flooring, wooden panelling on walls and ceiling, older kitchen fittings (2010) with sink, electric stove with ceramic hob, fridge/freezer, microwave, and dining area. The living room area has a TV corner, Lotus wood-burning stove, and the indoor unit of the heat pump. Access to the conservatory of approx. 30 m² with the same ash laminate flooring and two doors to the terrace. Three bedrooms, two with double beds and one with two single beds. All bedrooms have wardrobes, wooden panelling on walls and ceiling, and ash laminate flooring. Most furniture and other loose items can be purchased or included, per agreement with the seller.

The smaller house, built in 1996 and fully renovated in 2024, has approx. 75 m² of living space and is fully self-sustaining on its own plot with its own well and approved sewage (inspected 2021). The roof is a metal sheet roof from 2015. The house has two terraces (a larger one of approx. 12 m² and a smaller one of approx. 6 m²). Entrance with wardrobes, wooden panelling on walls, and gypsum ceilings throughout the house, with sandable oak laminate on all floors. New bathroom (2024) with wet-room mat on the floor, toilet, sink, shower with tiled shower corner, mechanical ventilation, and washing machine. Kitchen and living room in an open-plan layout, new IKEA kitchen (2024) with sink with wooden countertop, induction hob, extractor hood, oven, fridge/freezer, microwave, and ample storage. Dining area with access to the larger terrace. The living room has a wood-burning stove (Handöl with glass door), electric heating, access to the smaller terrace, and large windows with a beautiful view over the plot. Two bedrooms, one slightly larger with a double bed and wardrobes, and one smaller with a single bed. Installing an air-source heat pump in this house would be a good idea for cost-effective basic heating. Here too, loose items and furnishings can be purchased per agreement with the seller.

At the larger house, there is also an insulated guest cabin of approx. 24 m² with ash parquet flooring, open to the ridge, electric heating, double-glazed windows, wardrobe, double bed, and a lounge area with a sofa bed. Large garage of approx. 60 m² with a metal sheet roof, electric door, 3-phase outlet, and a built-in container for secure storage of tools and equipment. Additional outbuilding at the

smaller house of approx. 40 m² with a metal sheet roof, ample space for firewood and tools, plus a smaller shed of approx. 8 m² with an extra fridge and fuse box.

The plots total 11 080 m² (two properties, 2:25 is 5 399 m² and 2:26 is 5 681 m²) and consist of beautiful deciduous forest with paths, open grassy areas, and planted beech forest. Completely secluded and peaceful location with approx. 600 meters to the nearest neighbour, and the two houses are well-separated from each other, allowing one to be sold off if desired or used for rental when not needed by the owner. A gravel road leads to the property, with very little traffic and snow clearing in winter, making it easy to access year-round. The area is scenic with proximity to Humlesjöns bathing area, approx. 3 km from the house. Approx. 6 km to Bjärnum with the nearest shops and approx. 18 km to Hässleholm with a golf club, bathing areas at Finjasjön, and the beautiful Hovdala nature reserve with great hiking opportunities. Approx. 33 km to Woodlands Country Club and approx. 45 km to the Vallåsen ski slope with Bike-Park on Hallandsås and Kungsbygget Adventure Park with a toboggan run, zipline, climbing wall, etc., in the summer. Approx. 72 km from Helsingborg and approx. 129 km from Malmö.