

Holiday home from 1962 of approx. 79 m² in good condition but will soon need a new roof. Terrace of 15 m² and covered terrace of 6 m². Maintenance heat all year with air heat pump and there is also a large wood-burning stove and electric heating. Water from own dug well with new installations and sewage to closed tank for WC as well as BDT-sewage (approved 2024). Several outbuildings, carport of approx. 15 m², woodshed and storage. 2 279 m² hilly plot, partly garden, partly natural plot with meadow, berries and forest. Protected from view and without visible neighbours, but country road passes close by. 500 m. to Smedjeån and approx. 5 km to Store Sjö with bathing place and to Oxhultasjön. 3 km from Hishult village. Approx. 70 km from Helsingborg.

Video Tour: <https://youtu.be/5SmLchVEZal>

Price: SEK 995 000 (approx. EUR 90 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5LH5Q66OIBECEKIG>

Bögilt Stugområde 117 near Hishult is a well-maintained holiday home of approx. 79 m² just outside the holiday cottage area and thus not part of it. Terrace of approx. 15 m² and a covered terrace of approx. 6 m². The house has facade in horizontal wood panelling and on the roof lies onduline and tar paper, where the roof should be replaced relatively soon. The windows are insulating glass in maintenance-free plastic. Most power outlets are replaced and there is a ground fault circuit breaker but also older porcelain fuses. 3-phase outlet available. Water installations were recently replaced in 2017 with heating coil on the pipe. Heating is via air heat pump (Panasonic from 2023, app-controlled), direct-acting electric heating with remote control as well as an efficient wood-burning stove with plates like a wood stove. The house is kept heated to 16 degrees year-round with the air heat pump. Water from own dug well, which has not dried up. The sewage is a closed septic tank for WC and separate septic tank with infiltration to stone pit for bath and wash water (inspected and approved by the municipality 2024). The house consists of entrance to combined hall and dining room with laminate floor, wood panelling in ceiling and wallpapered walls. Open plan towards living room and kitchen, also here laminate floor (wood in the kitchen part and also under the laminate), wood panelling and serving opening to the dining area. The kitchen has electric stove with ceramic hob (2022), fridge/freezer in hall/dining room (2023), sink, washing machine (older) and plenty of storage. The living room has wood-burning stove with glass door (checked and swept 2022), the air heat pump and sofa bed. Fire alarm for both smoke and carbon monoxide. Bedroom with new laminate floor, double bed, single bed and built-in mosquito nets in windows. Hallway with laminate floor and wardrobe. Older bathroom with tiled floor, WC, shower, sink, electric heat as well as openable skylight. Master bedroom with new laminate floor, wood panelling in the ceiling, double bed, large openable panoramic window and connection to insulated sunroom/guest room with equally large openable panoramic window. In the sunroom/guest room there is vinyl on the floor, electric heat and wood panelling in the ceiling. Camera surveillance connected to the seller's mobile. Most furniture and other loose items can be purchased or included, according to wishes and agreement with the sellers.

Beyond the house there is an attached carport of approx. 15 m² and workshop/technical room adjacent to the house with electrical and water installations. The technical room is insulated with frost guard and here there is also a 3-phase outlet, e.g. for charging electric car, operating wood splitter etc. There is moisture damage in the ceiling in the workshop room, which should be investigated further. Detached woodshed and storage of approx. 6 m² with approximately as much under roof as an outdoor area with swing bench. Additional storage of approx. 6 m² in basement level on the outbuilding.

The plot is 2 279 m² and consists of a garden part closest to the house with robot lawn mower with its own little house and the rest is hilly natural plot with forest, plenty of blueberries and lingonberries, as well as a small meadow. In the rear part of the plot there is a fire pit and plenty of space for play, tent or cultivation. The house is located high, well hidden by dense vegetation and

without view, with a few neighbours at a proper distance. An asphalted country road passes on the other side of the tree curtain, which means some traffic noise, especially morning and afternoon on weekdays. Own driveway with good parking possibilities and without through traffic. The address suggests that the house is in the cottage area, but it is just outside and is not part of it, so no fee is paid to the association. The area in general is also very scenic and approx. 500 m from the plot to the cozy Smedjeån and approx. 5 km. to nice bathing place in Store Sjö and the same distance to Oxhultasjön with the remains of the manor ruin Sjöboholm, out on a peninsula. Approx. 3 km. to Hishult village with nearest store and also Hishult Konsthall. Approx. 14 km. to Gränsbygdens Köpcenter, which has everything you may need in terms of both groceries as well as white goods, tools, building materials etc. Knäred village is also approx. 14 km. from the house with the outdoor pool Flammabadet, the rivers Lagan and Krokån and the beautiful Prästaskogens nature reserve and Kvarnfallet in Krokån. Approx. 20 km. to Vallåsen ski slope and Bike Park on Hallandsås and approx. 15 km. to Kungsbyggets Äventyrspark with zipline, luge track etc. in summer. Approx. 25 km. to Skogaby Golf Club and approx. 30 km. to the sea and Mellbystrand. Approx. 70 km. from Helsingborg and approx. 130 km. from Malmö.