

Country villa in excellent condition from around 1929, approximately 200 m² spread over two floors, with several furnished attic spaces and a basement of about 30 m². Northwest-facing terrace of about 20 m² and southwest-facing balcony of about 10 m². Heating is provided by two air-source heat pumps (Daikin, from 2011 and 2021), four beautiful porcelain tiled stoves, fireplaces, a wood-burning stove, and supplementary electric heating. A total of eight fireplaces, all approved and in good order. Water is sourced from a private drilled well with good quality water, and sewage is managed by a three-chamber septic tank with infiltration. Outbuilding of about 15 m² and several woodsheds. The plot is 3 709 m², consisting of a garden, lawn, berry bushes, and fruit trees, with an elevated and private location offering stunning views. 600 m to Vakåsasjön lake and about 1.5 km via the road. Approximately 215 km from Helsingborg.

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

Price: SEK 2 850 000 (approx. EUR 260 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5LFQ2HSQLV9IGITB>

Hemmersryd 2 near Sävsjö is a well-preserved and spacious country villa with about 200 m² of living space, plus several unfurnished attic spaces and a nicely renovated basement of about 30 m² with water installations and a laundry room. The house, built around 1929, is situated in an elevated position in the Småland highlands. Northwest-facing terrace of about 20 m², southwest-facing balcony of about 10 m², and several small seating areas around the property. The house has been continuously renovated and maintained over the past 20 years and is in very good condition. The facades are regularly painted, and parts of the cladding have been replaced as needed. The mansard roof, with concrete tiles about 40 years old, provides good volume on the upper floor. The windows are renovated, generally double-glazed with coupled frames, though some have been replaced with insulated glass, and a few single-glazed windows with inner frames remain. Two chimneys and all eight fireplaces (including four porcelain tiled stoves) are approved according to the chimney sweep's regulations. Two air-source heat pumps (Daikin, from 2011 and 2021). The electrical system has been thoroughly inspected, with many wires replaced, and upgraded with circuit breakers and a residual current device (20 A main fuse).

Entrance via a cozy veranda with a balcony above. The hallway is spacious with wooden floors, wooden ceiling panels, and a generous ceiling height of about 2.60 m. It features a Morsø fireplace and one of the air-source heat pumps. A new bathroom from 2019 has vinyl flooring and walls, WC, sink, shower, mechanical ventilation, and recessed ceiling spotlights. The kitchen is a large country-style kitchen with wooden floors, wooden ceiling panels, a kitchen island with a sink and dishwasher, electric stove with ceramic hob, range hood, a Norrahammar no. 25 wood-burning stove with a copper water heater, ample cabinets, display cabinets, and a dining area. Adjacent to the kitchen is a large pantry with a fridge/freezer and plenty of shelves and storage space. Kitchen entrance to the terrace and stairs to the basement. The living room has wooden floors, wooden ceiling panels, the second air-source heat pump, and a rare open porcelain tiled stove. French doors lead to the large dining room with wooden floors, wooden ceiling panels, and another white porcelain tiled stove. A spacious bedroom with wooden floors, wooden ceiling panels, a double bed, and a white tiled stove with blue decor. The upper floor has a mansard roof, several furnished attic spaces, and a couple of unfurnished ones for storage/wardrobes. There is a large family room/stairwell with access to the southwest-facing balcony of about 10 m² with views over the landscape, and an inspection hatch to the attic. A second bathroom, updated around 2010, has wooden floors, WC, a shower with tiled walls in the shower area, and a sink. This bathroom is not wet-room certified, which could be considered for future upgrades. A bedroom with wooden floors, wooden ceiling panels, a double bed, and a large fireplace with a glass door. In the attic space next to this room, there is a furnished children's room with a double bed, a crib, and a wardrobe. Another bedroom or living room with wooden floors, wooden ceiling panels, a dining area, wardrobes, a sofa bed, and a white porcelain tiled stove. A bedroom with wooden floors, wooden ceiling panels, a double bed, a white porcelain

tilled stove, and wardrobes in the attic space. The basement, renovated around 2015, is dry and fresh with painted surfaces and no visible dampness. It includes a laundry room with a washing machine, tumble dryer, extra freezer, water heater, pressure tank, and electrical panel. The basement is accessible both from inside and via an external staircase. Most furniture and other movable items can be purchased or included, as per agreement with the sellers.

The property also includes an outbuilding of about 15 m² for storing firewood, tools, and garden equipment, as well as several smaller woodsheds.

The 3 709 m² freehold garden plot is in an elevated and private location with stunning views over the Småland highlands, about 300 meters above sea level. The garden is lush with a gravel courtyard, lawn, paths, berry bushes, fruit trees, and several sheltered seating areas. The plot is well-screened from the road and surrounded by trees and bushes providing privacy and wind protection. The road outside is paved but narrow and lightly trafficked, with snow removal in winter. The nearest neighbour is several hundred meters away, with only a few barns visible across the road. The area offers proximity to nature reserves, hiking trails, swimming, fishing, and outdoor activities. Approximately 600 m to Vakåsasjön lake and about 1.5 km via the road to a small swimming spot. About 5 km to Rönnerberget nature reserve, about 7 km to hiking on the Högländsleden trail and to Tomtabacken, the highest point in the South Swedish Highlands at 377 meters above sea level with a viewing tower. About 13 km to Hatten nature reserve and to Vrigstad village with shops and a nice swimming spot at Slättsjön lake. About 15 km to Sävsjö town with shops, an adventure pool, and the smaller ski slope Högagärdebacken. About 55 km to Jönköping, about 75 km to the western theme park High Chaparral, about 90 km to Isaberg Mountain Resort ski slope, and about 115 km to Astrid Lindgren's World. Approximately 200 km from Gothenburg, 215 km from Helsingborg, and 270 km from Malmö.