

Villa from 1942 with 111 m² living area + basement, covered patio of 15 m², and two guest cabins of 13 m² and 18 m². Woodshed of 15 m². The house has been continuously renovated and is in good condition. Two air-source heat pumps. Water-based heating system available but with a defective pellet boiler. Dug well with good water. Older septic system that functions but does not meet current stricter regulations. Plot of 2 036 m² with stunning lake views towards Kvarnasjöarna in the sunset direction, with access to a jetty, boat mooring, and barbecue area outside the plot. 20 km from Svenljunga, 75 km from Varberg, and 165 km from Helsingborg.

Video Tour: <https://youtu.be/UKTnwxY9aA8>

Price: SEK 3 695 000 (ca. EUR 335 000)

Beskrivelsen: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5KQ2R0EI6OM0EBUQ>

Kvarnagården 1 at Håcksvik is a countryside villa or holiday home from 1942 with approx. 111 m² living area + approx. 53 m² basement and a south-facing covered patio of approx. 15 m². Additionally, there are two newly renovated guest cabins, one of approx. 13 m² and one of approx. 18 m², the latter with its own southwest-facing terrace of approx. 12 m². The house has undergone extensive renovations over the past approx. 10 years, with all surfaces refreshed or replaced, drainage updated, new windows on the ground floor, electrical system inspected and largely replaced, new water pipes, new water heater, new pipes for water-based heating (pellet boiler defective), two newer air-source heat pumps (2020), new bathroom (2024), and a newer kitchen (2015). The house is kept heated to 17 degrees year-round. The roof has concrete tiles from the early 1980s. Water from a dug well shared with the neighbour, with a newer pump (2020). The well has not run dry and has good water quality (analysis 2010). Sewage to an older three-chamber septic tank that functions well but does not meet current stricter requirements, so it will need future updates or replacement. No immediate requirement for changes exists.

The house consists of an entrance hall from the covered patio with plastic flooring, wood panelling on the walls, plaster ceiling, and stairs to the basement. Newer kitchen with plastic flooring, dining area, sink, electric stove with ceramic hob, range hood, refrigerator, and ample cabinets. Fully tiled new bathroom with electric underfloor heating, panoramic window, bathtub, sink, WC, and shower. Hall and kitchen entrance with oak parquet and plastic flooring, air-source heat pump, stairs to the upper floor, and storage under the stairs. Large living room and dining area in open connection with oiled oak parquet flooring and panoramic windows with beautiful lake views. Upstairs, there is a landing with a workspace, parquet flooring, and an inspection hatch in the ceiling. Toilet with plastic flooring, WC, and sink. Bedroom 1 with wooden flooring, double bed, and wardrobes built into the eaves. Bedroom 2 with parquet flooring, double bed, single bed in an alcove, fireplace (not used but functional), and wardrobes in the eaves. The basement has a lounge room with a sofa, air-source heat pump, and cabinets. Boiler room with a Baxi pellet boiler, which is unfortunately not functional. An air-to-water heat pump is recommended if the water-based heating system is to be used. New 150-liter water heater. Additional bathroom and laundry room with WC, sink, shower, and washing machine. Garage with space for one car. Most furniture and other loose items can be purchased or included, per agreement with the sellers.

Beyond the main house, there is a well-insulated guest cabin higher up on the plot. This cabin is approx. 13 m² with carpeted flooring, furnished up to the ridge, double bed, and electric heating. Guest cabin no. 2 is closer to the lake, approx. 18 m², with a southwest-facing terrace of approx. 12 m². This cabin is insulated in walls and ceiling but not the floor, which is made of brick. It has electricity, a double bed, panoramic windows with fantastic views, and a Morsø wood-burning stove with a steel chimney (not inspected or approved by a chimney sweep). Finally, there is an outhouse/woodshed of approx. 15 m² with ample space for firewood and tools.

The 2 036 m² freehold plot is hilly with natural terrain, featuring stairs and stone settings on multiple levels. The plot is predominantly surrounded by deciduous forest and offers magnificent views over Kvarnasjöarna in the sunset direction, located approx. 50 m from the house. The plot does not extend to the lake, but the owners have verbal permission to keep vegetation clear to maintain the view and access a jetty, boat, and barbecue area by the lakefront. A small gravel road passes the house, which is virtually trafficked except for the permanent resident neighbour approx. 100 m away. Approx. 200 m to the old mill, now preserved as a museum. Visitors to the mill take a different route and generally do not pass this house. Approx. 500 m to the larger Ballasjön lake, with fishing permits available for nearby lakes for approx. 100 SEK. Approx. 2.5 km to Stångån and 5 km to Ätran, Halland's second-largest river. Approx. 15 km to the large Fegen lake with a nature reserve. Approx. 17 km to Överlida with the nearest shops and 20 km to Svenljunga with most amenities. Approx. 40 km to Ullared and the famous GeKås shopping. Approx. 50 km to Isaberg Mountain Resort with ski slopes and summer activities. Approx. 60 km to the High Chaparral western theme park. Approx. 75 km to Varberg and the sea, and 90 km to Halmstad with a ferry to Grenå. Approx. 165 km from Helsingborg and 220 km from Malmö.