

Two detached houses from around 1880, which have been in the same family for 12 generations! Oscar's house is approx. 190 m² and Melker's house approx. 121 m². Detached terrace of approx. 30 m² with wood-fired hot tub for 8 people. Both houses are in good condition with air source heat pumps, fireplaces and supplementary electric heating. Some painting and replacement of some cladding panels needed. Very good rental opportunities with a total of 18 beds. Water from shared drilled well and shared approved sewage. Insulated guest cottage approx. 9 m². Outbuilding approx. 15 m² and woodshed approx. 6 m². Two contiguous plots of 8 747 m² (3 845 m² + 4 902 m²) in a high, scenic and completely secluded location in the forest. No through traffic on the gravel road. Approx. 1 km to Kyllås ski slope and approx. 2,5 km to Kyllsjön with wilderness village that can be rented. Approx. 10 km to bathing place at Långasjön. Approx. 210 km from Helsingborg.

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

Price: SEK 3 800 000 (approx. EUR 344 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5LGCU9NKT8DBBA32>

Kyllås Sörgården 1, "Oscar's house", is a spacious and well-maintained house of approx. 190 m², built around 1880 and continuously maintained and updated. Cozy veranda with decorative woodwork from 2024. The roof is concrete tiles from 2021 with new sheet metal around the chimney, as well as a roof ladder in accordance with the chimney sweep's requirements. The cladding panels are mainly in good condition but need painting and some boards on one gable need replacing due to previous climbing plants. The windows are older coupled double glazing that would need scraping and painting. The electrical system is updated with automatic circuit breakers and residual current device. Water from drilled well at 70 m and sewage to three-chamber well with infiltration (both shared with the neighbouring house). Heating via air source heat pump and additionally there is an open fireplace with efficient insert in the living room and direct-acting electric heating. Entrance from the veranda via double doors to hallway with laminate flooring and wood panelling in the ceiling. Newer toilet with wet room mat on the floor, WC and sink. Large living room with wide plank flooring, wood panelling in the ceiling, large open fireplace with insert and stairs to the upper floor. Large country kitchen (renovated approx. 2018) with dining area, laminate flooring, wood panelling in the ceiling, sink, induction hob, extractor hood, oven, wood stove, dishwasher (2025), fridge/freezer and plenty of storage. Laundry room with wet room mat, newer water pipes (with heating cable), older but functioning washing machine and 150 liter water heater. Pantry. Kitchen entrance in extension with extra dining area, fuse box and microwave. Dining room in open connection with the kitchen with parquet flooring, wood panelling in the ceiling and the air source heat pump's indoor unit. Bedroom or office with parquet flooring, wood panelling in the ceiling, single bed and wardrobe. On the upper floor there is a spacious hall with wide planks on the floor and in the ceiling and an inspection hatch to the attic. Newer bathroom with wet room mat on floor and walls, WC, sink, shower, mechanical ventilation and a storage room. Large bedroom with wood flooring, wide plank in the ceiling, double bed, wardrobes and an older open fireplace (not in use, bricked up). Smaller bedroom with wood flooring, wide planks in the ceiling and double bed. Smaller bedroom with wood flooring, wood panelling in the ceiling, single bed and wardrobe. Smaller bedroom with wood flooring, wood panelling in the ceiling and two single beds. Fire protection, escape ladders and synchronized smoke alarms are installed. Some furnishings can be purchased or included, according to wishes and agreement with the seller.

Kyllås Sörgården 2, "Melker's house", is approx. 121 m² and also from around 1880 but extended approx. 1950. The house is in good condition and newly painted on the front side, but the rest also needs painting. The upper floor is fully renovated. New veranda with decorative woodwork (2024). The roof is concrete tiles from 2013, which was repaired in 2024 after damage from a large oak (now felled), with new soffits and gutters in that section. The windows also need scraping and painting, and some should be replaced. External water tap with high capacity for filling the hot tub. Heating with air source heat pump, open fireplace and direct-acting electric heating. Water from drilled well

at 70 m and sewage to three-chamber well with infiltration (both shared with the neighbouring house). Kitchen entrance to spacious hall with plastic mat on the floor, plenty of hanging space and stairs to the upper floor. Toilet with wet room mat on the floor, WC and sink. Laundry room with wet room mat on the floor, newer washing machine, 150 liter water heater, sink and plenty of cabinets. Large country kitchen with dining area, vinyl flooring, sink, plenty of cabinets, electric stove, narrow wood stove (not in use at present), dishwasher and fridge/freezer. Exit via beautiful double doors to the veranda. Living room with laminate flooring, air source heat pump and large open fireplace. Upper floor recently renovated with long hall with laminate flooring, cozy wallpapers and extra guest bed. Bathroom with wet room mat on floor and walls, shower, WC, sink, electric heating and mechanical ventilation. Bedroom with laminate flooring, two single beds and floral wallpapers. Larger bedroom with laminate flooring, double bed and an open fireplace (not in use, too close to the wall). Small bedroom with laminate flooring, single bed and green wallpapers. Large bedroom with laminate flooring, double bed and plenty of wardrobes with cot. Some furnishings can be purchased or included, according to wishes and agreement with the seller.

In addition to the house there is an insulated guest cottage of approx. 9 m² with electric heating, vinyl flooring and bunk bed with double bed below and single bed above. Tool shed approx. 15 m² with sheet metal roof and electricity connected. Woodshed approx. 6 m². Old outbuilding approx. 12 m² with older bitumen roof, which needs replacing. Root cellar with natural stone vault.

The plots total 8 747 m² consisting of two separate properties. The plot around Oscar's house is 3 845 m² and around Melker's house 4 902 m². Completely secluded and high location on the highland, surrounded by mixed deciduous forest, visible rocks, open grassy areas and approx. 300 meters above sea level. The nearest neighbour is approx. 250 m away as the crow flies and the next nearest is 1 km from the houses, so it is really quiet and peaceful here! Small gravel road leads up to the property and there is a barrier on the road, so there is no through traffic, only the property owner and their guests have access. Road association exists that handles maintenance and snow removal, and the cost is approx. 2-3 000 SEK/year depending on snow volume. Approx. 1 km from the house to Kyllås ski slope with lift and heated hut, run by a local association. The slope is 450 m long and drop height of 75 m. They have snow cannons, so you can ski every year and there are also good opportunities for cross-country skiing. Approx. 2,5 km to Kyllsjön with the private Wilderness Village, with wind shelter, pizza oven, campfire site, bathing jetty etc. This can be rented if desired, but it is also possible to reach the lake at other places. There is possibility to agree on a boat place at the lake, by agreement with the seller. Approx. 10 km to municipal bathing place with sandy beach at Långasjön. Approx. 1,2 km to very good hiking opportunities on Höglandsleden. Approx. 12 km to Skillingaryd community with nearest shops and approx. 20 km to Vaggeryd. Approx. 20 km to magnificent Store Mosse National Park and approx. 30 km to both Isaberg Mountain Resort and to the wild west land High Chaparral. Approx. 55 km from Jönköping, approx. 210 km from Helsingborg and approx. 265 km from Malmö.