

Cottage from 1896 with approx. 120 m² living area and a terrace of approx. 30 m². The house is in good condition and ready to use, but there is some optional cosmetic renovation that can be done, though nothing is necessary. Heating is provided by two wood-burning stoves and additionally direct electric heating. A wood stove is present but not in use. Water is sourced from a private dug well with good water quality and an approved septic system from 2010. Barn of approx. 85 m² with a workshop, carriage gate, firewood room, and storage space. Root cellar, greenhouse, and firewood shed. 10 363 m² completely secluded and undisturbed natural plot in the forest with over 500 m to the nearest neighbour. No through traffic and no nearby traffic. Approx. 8 km to a nice bathing spot at Hjertasjön. Approx. 135 km from Helsingborg.

Video Tour: <https://youtu.be/O6x3188DcZw>

Price: SEK 1 775 000 (approx. EUR 162 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5LJACT652UOTJ7GD>

Graveboda 986 near Lönsboda is a classic cottage with origins from 1896, offering approx. 120 m² living area + approx. 30 m² terrace. The house is 80% newly painted in 2025, with a good metal roof, and the chimneys have been renovated. Most major renovations were carried out between 2007 and 2010, including an extension with a bathroom and septic system from the same period. The windows are mixed: insulated glass in the bathroom extension, otherwise both coupled double glazing and some single glazing. The electrical system is updated with circuit breakers and a residual current device, and the power line to the house has recently been buried. Water is sourced from a private dug well, which, according to the seller, has never run dry and has good water quality (though not tested). The septic system is an approved three-chamber system with infiltration from 2010. Heating is provided by two wood-burning stoves (both from approx. 2007), direct electric heating, and an older wood stove in the original kitchen (not in use). The chimney sweep inspected the chimney and the two wood-burning stoves in 2024. A better roof ladder and fall protection for a ground ladder should be installed. Entry is via a small porch in the extension with laminate flooring. The bathroom in the extension has laminate flooring with underfloor heating, a sink, washing machine, shower cabin, and a separate small room with a toilet. The bathroom does not have a waterproof membrane, only standard laminate, meaning it does not meet Swedish building standards but still functions well for its purpose. A hatch in the floor leads to a basement room with water installations and a newer water pump (2023). A hallway in the original part of the house has wardrobes and an exposed chimney stack. The spacious kitchen features wooden flooring, wood-panelled ceiling, exposed ceiling beams, a dining area, a wood-burning stove, the original fireplace with a wood stove, and stairs to the upper floor. The kitchen fittings are from 2007 with an electric stove with ceramic hob, range hood, microwave, and fridge/freezer. The large living room has wooden flooring, a wood-panelled ceiling, and another efficient wood-burning stove. The upper floor has a landing with storage in the eaves and two bedrooms, both with wooden flooring, double beds, and storage in the eaves. Most furniture and other loose items can be purchased or included, depending on the buyer's wishes and agreement with the seller.

In addition to the house, there is a barn of approx. 85 m² in good condition with a good metal roof. The barn needs painting, especially on the back. The barn contains a firewood store, garage/carriage gate with a concrete floor, and good potential for creating a party venue or similar. It is currently used for storage. Additionally, there is a workshop room, attic space, and an attached outdoor toilet. There is no electricity in the barn, but an extension cord can be run from the house. The property also includes a root cellar used by the sellers as a wine cellar. A small firewood shed and a greenhouse (some glass panes need replacing).

10 363 m² (freehold) natural and forested plot with a completely secluded and undisturbed location at the end of a side road off a gravel road, with approx. 550 m to the nearest neighbour in all directions. This is truly the place for those seeking complete peace and quiet! Plenty of firewood

forest on the property, along with several large rocks, stones, and stone walls. Abundant blueberries and lingonberries in the area, and of course, plenty of mushrooms to pick. The property also has several different apple trees. Approx. 8 km to the nearest bathing spot at Hjertasjön, approx. 12 km to Sandlören, and approx. 22 km to the large lake Immeln with a bathing spot at Breanäs, where there are also excellent hiking opportunities. Approx. 7 km to Lönsboda village with the nearest shops and approx. 28 km to Osby. Approx. 30 km to Älmhult and approx. 45 km to the sea at Pukavik. Approx. 135 km from Helsingborg and approx. 145 km from Malmö.