

Cottage from 1930 with approx. 70 m² + attic suitable for conversion. Terrace of approx. 9 m². The house is ready for immediate use with an air-source heat pump and an efficient wood-burning stove. Water-based heating with an electric boiler (not in use). Water from a private well and sewage to a three-chamber septic tank with infiltration. Older roof and the house needs painting and cosmetic updates. Outbuilding of 45 m² + room in the basement and attic. Garage of 15 m² currently used for storage. 2 872 m² plot with a secluded location and private pond. Gravel road passes by, but no through traffic. One occasional holiday neighbour, not visible from the house. 11 km to Finjasjön lake and Hovdala hiking area. 85 km from Helsingborg.

Video Tour: <https://youtu.be/ycDMPphmc8>

Price: SEK 825 000 (approx. EUR 75 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5LQL20NIPSQJ61U8>

Vankiva 8375 near Hässleholm is a cottage, likely from 1930, with approx. 70 m² living space on the ground floor + potential to convert the attic into at least two additional rooms if needed. Terrace of approx. 9 m² facing south with a nice view over the hilly garden. The house is in fundamentally good condition but has an older standard and would benefit from a thorough cosmetic renovation, including exterior painting and new/refreshed interior surfaces. Everything functions as is, with no urgent issues, so renovations can be done gradually. The roof has old concrete tiles that will likely need replacement relatively soon, but it does not leak, and there is a wooden shingle under-roof. As the attic is unconverted, it's easy to check for any potential leaks. Double-glazed windows on the ground floor and single-glazed in the attic. Water comes from a private dug well, and there is also a yard pump. Water quality has not been tested, but previous owners lived in the house permanently and had no issues with the water. Sewage to a three-chamber septic tank with infiltration from 1984. The infiltration extends onto the neighbour's property with a servitude right. Efficient heating with an air-source heat pump and, additionally, a Contura wood-burning stove in the living room (approved with fire safety inspection in 2025). A water-based heating system with an electric boiler is also present in the attic. The system is currently drained but functional according to the sellers. For permanent living, one could consider installing an air-to-water heat pump and connecting it to the system for more cost-effective heating. Entrance via an added hallway with vinyl flooring, newer wooden ceiling panelling, built-in wardrobes, and a fuse box. Kitchen with vinyl flooring, wooden panelling and beams in the ceiling, electric stove (previously a kitchen boiler), fridge/freezer, sink, ample cabinets, and a pantry with a hatch in the floor to a small cellar. Stairs to the attic. Dining room or bedroom with laminate flooring, wooden panelling and beams in the ceiling, and the indoor unit of the air-source heat pump. Spacious living room with wooden flooring, wallpaper, and beams in the ceiling, Contura wood-burning stove with a glass door, and plenty of space for a dining area. Bathroom in an extension (likely added with the sewage system in 1984) with vinyl flooring and walls, WC, sink, newer shower cabin, older washing machine (function unknown), and mechanical ventilation. Bedroom with vinyl flooring, wallpaper, and beams in the ceiling, single bed, and built-in wardrobes. Ceiling height varies but is generally just over 2 m, though lowest in the bedroom at approx. 1.85 m under the beams. The attic is currently completely unconverted, but a room previously existed here, with only the partition walls remaining. The electric boiler and a roughly 50-liter water heater are located here. Plenty of space to convert into at least two additional bedrooms if needed. Most furniture and other loose items can be purchased or included, depending on preferences and agreement with the sellers.

In addition to the house, there is a barn/outbuilding of approx. 45 m² + attic and a room in the basement of approx. 12 m². The barn has concrete roof tiles and also needs exterior painting but is otherwise in good condition. Electricity is connected to the barn, which includes a workshop, an old stable, and several rooms for firewood and storage. Additionally, there is a former garage of approx. 15 m², now divided into sections for storage but can be restored to a garage if desired.

2 872 m² (freehold) garden plot with a secluded and peaceful location outside Vankiva. The plot features a small private pond and is hilly with several apple trees, rhubarb, berry bushes, and stone walls. A truly pleasant atmosphere on the property and in the area. A small gravel road passes by, used only by the neighbour, as the road ends shortly after—no through traffic. One holiday neighbour exists, not visible from the house and not significantly disruptive. Wild boars have previously entered and rooted in the garden, but the sellers have installed electric fencing around the garden to prevent this. A recycling station is approx. 800 m from the house, but the road to it does not pass the house. Approx. 1.4 km to road 117 and the railway, which can be faintly heard in the distance but is not intrusive at this distance. Approx. 3 km to Lunden nature reserve and approx. 5 km to Hässleholm town with all necessary services. Approx. 11 km to Finjasjön lake with a beautiful bathing beach and to Hovdala Castle, several nature reserves (e.g., Matterödsåsen and Hovdala nature reserve), and hiking areas with both the Hovdala trail and the Finja trail, which loop around the lake and through the various nature reserves around Hovdala. Approx. 58 km to Vallåsen ski slope and Bike Park on Hallandsås and to Kungsbygget Adventure Park with summer tobogganing, zipline, climbing wall, etc. Approx. 85 km from Helsingborg and approx. 100 km from Malmö.