

Hallandslänga from 1906 with approx. 105 m² living space + convertible attic. The house has been continuously renovated 2021-2025 with new kitchen and bathroom and presents in good condition and ready for use. Heating from two air source heat pumps (one needs repairing), a few oil-filled radiators and wood-burning stove (approved 2025). Water is drawn from a dug well with approved water analysis and sewage to an older three-chamber septic tank. The plot is 1 125 m² garden plot and lawn, surrounded by the golf course at Laholms golf club by hole 11. Trees, bushes and stone wall screen against the course. Good rental potential both summer and winter. Approx. 7 km to Vallåsen Bike-Park and ski slope on Hallandsås. Approx. 18 km from Mellbystrand and 20 km from Båstad. Approx. 63 km from Helsingborg.

Video Tour: <https://youtu.be/p-XOZf06YN0>

Price: SEK 1 895 000 (approx. EUR 172 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5LQAA0GD2ARI67I5>

Vallen Norge near Våxtorp is a charming cottage or Hallandslänga from 1906 on one level with approx. 105 m² and large convertible attic, where at least two additional rooms can easily be created as needed and a balcony with fine view (balcony door already exists). The house has undergone extensive renovations from 2021 to today, including a completely new kitchen extension with new kitchen (but used parts) and new fully tiled bathroom from 2024. The cladding panels have been replaced and the coupled windows renovated along with new external doors. The roof is older sheet metal that can be repainted and is of good thick quality. Two chimneys exist, but only one is in use (chimney and fireplace inspected and approved 2025). The electrical system has automatic fuses and has been updated in connection with the renovations. Heating is provided via two used air source heat pumps (installed 2023 and 2025), of which the one near the utility room needs repairing. In addition, occasional oil-filled radiators and an efficient wood-burning stove in the living room. Water is drawn from a dug well with approved analysis, sewage goes to an older three-chamber septic tank with infiltration to stone drain – the sewage works fine but infiltration needs updating in the long term. The house has a newly built kitchen entrance with laminate floor, wooden panelling in the ceiling and recessed spotlights. The kitchen is modern with dining area, sink, induction hob, oven, extractor fan, microwave, dishwasher and plenty of storage. The living room is spacious with painted wooden floor, exposed beams and plasterboard in the ceiling, plus air source heat pump and wood-burning stove. The main entrance has plank floor and space for wardrobe. Master bedroom has laminate floor, wardrobe and oil-filled radiator. Bedroom two has similar wooden floor and built-in wardrobes. Bedroom three is furnished with sofa bed and single bed and has its own air source heat pump (defective) and extra entrance. The bathroom is new and fully tiled with shower, WC and washbasin. Utility room with washing machine, water pump and 90 litre water heater. According to pre-inspection, floor drain is missing in this space, other remarks addressed (report can be sent on request). The attic is large and unfinished, with plank floor and space for at least two more bedrooms. Here there is also access to a possible future balcony with view over the golf course. The balcony door exists, but you step straight out onto the roof of the utility room with asphalt roof. There, one can advantageously build decking floor and install a railing. Most furniture and other loose items can be purchased or included, according to wishes and agreement with the seller.

1 125 m² (freehold) cosy garden plot, inside Laholms Golf Club's area, right by hole no. 11. The plot is encircled by trees and bushes and also a section of stone wall. The road here leads through the golf course, with right of way. Approx. 800 m from the house to the clubhouse with lunch restaurant etc. The plot borders a large L-shaped barn, which does not belong to the property. The owner of the barn also has a right of way to drive through the plot to reach their barn, but does this extremely rarely, a few times a year. Approx. 300 m from the house to Smedjeån, which runs through the golf course and approx. 500 m to the smaller lakes Storsjön and Stegasjön. Approx. 3 km to Våxtorp village with nearest shopping facilities. Approx. 10 km to beautiful Oxhultasjön and approx. 14 km to Sjöaltesjön with fine bathing spot and approx. 15 km to Rössjön and Västersjön. Approx. 8 km to

several nature reserves on Hallandsåsen, including Osbecks beech forests, Vindrap and Åstarpe bog etc. Approx. 7 km to Vallåsen Bike-Park and ski slope on Hallandsås and approx. 10 km to Kungsbyggets Adventure Park with toboggan run, zipline etc. in summer. Approx. 12 km to Laholm town, approx. 18 km to the sea and Mellbystrand and approx. 20 km to Båstad. Approx. 37 km from Halmstad and the ferry to Grenå, approx. 63 km from Helsingborg and approx. 120 km from Malmö.