

Large main farmhouse building from 1856, originally intended as a railway hotel, built in horizontal timber, with approx. 461 m<sup>2</sup> living area and 176 m<sup>2</sup> auxiliary area including attic, boiler room and extra bathroom/relax in the basement. Water-borne heating with wood boiler and accumulator tanks. In addition, several tiled stoves, open fireplace with insert and wood stoves (only one chimney is in use). Water from own drilled well with good quality, municipal sewage. Newer electrical installations from the end of the 1990s or early 2000s. Spa with showers and relax in the basement and large rustic wood-fired sauna just outside. Barn of approx. 230 m<sup>2</sup> with former stable (not approved), café, previous apartment (now saddle room) and large sleeping loft with many beds. 4 784 m<sup>2</sup> plot with large grass areas and views over meadows and forest. Visseltofta old village is a protected cultural environment. 700 m. to Helge Å and approx. 100 m. to Lillån. 6 km to nice bathing lake. Approx. 95 km from Helsingborg.

Video Tour: <https://youtu.be/n5RGux5It5s>

Price: SEK 3 995 000 (approx. EUR 365 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS55K582092A4KA23U>

Visseltofta Farm in Visseltofta village is like an idyllic wooden castle-like building on two floors, originally built as a railway hotel in 1856, but the railway never came, so the house has never been used as a hotel. The house is built in horizontal timber and has concrete tiles on the roof. The windows are single-pane with extra insulating glass panes for good energy efficiency, but still in an old style. The old style is preserved and emphasized throughout the house with wide planks on floors and ceilings as well as a lot of visible timber walls and wallpapers with old patterns. Approx. 3 m. in ceiling height. Heating is via wood-fired water-borne heat with thick pipes for good self-circulation and 3000 liter accumulator tanks, so you don't need to fire the boiler every day. One could advantageously install an air/water heat pump for simple maintenance heating, especially if the house is to be a holiday home. In addition, there are several beautiful, tiled stoves, insert stoves and wood stoves in different parts of the house, but only one of the chimneys is in use today. The electrical system is updated with automatic fuses, wiring and outlets from the 1990s and 2000s. Water is taken from own drilled well at 130 m. with good water and sewage is municipal. The house has several entrances, one of which has a beautiful double door and transom window and then another double door with a wide staircase to the upper floor. On the entrance level there is a large dining room with a long table and beautiful white porcelain tiled stove (functional). Lounge adjacent to the dining room, which could also easily be a bedroom. Additional lounge room with visible timber walls and yet another white porcelain tiled stove (not in use). Bedroom with two bunk beds and white porcelain tiled stove (not in use). Large kitchen with plenty of work surfaces, dining area, several sinks, many refrigerators, double stoves and extractor fans, dishwasher and central fire alarm. Bathroom (primarily intended for staff) with tiled floor, WC, shower, sink and washing machine. Cozy small hall adjacent to the large dining room, which was once a kitchen with a vagabond shelf and wood stove preserved. Smaller dining room with newer wooden floor, stretched paper on the ceiling, fine wallpaper patterns and former open fireplace (bricked up). Double halls with tiled floors, timber walls and private entrance on the gable of the house. Laundry room and toilet with WC, sink, space for double washing machines and chute for laundry from the upper floor. Staircase directly to the upper floor. Large private kitchen with plank floor, planks in the ceiling, sink, plenty of cabinets, electric stove with ceramic hob, extractor fan, fridge and freezer, dining area as well as the old hearth with wood stove and baking oven preserved. On the upper level there is a spacious hall with staircase to the attic (now storage space but can be furnished if needed). Long corridor leads to three nice bedrooms, an office (or bedroom) and a large, covered balcony of approx. 20 m<sup>2</sup> with evening sun and nice view. Huge living room or social room with plank floor, wide planks in the ceiling, timber walls or wood panelling on the walls and rustic fireplace in brick and stone with efficient insert. Two lounge rooms adjacent to the living room, one used as a game room. Large master bedroom in the same style with double bed, walk-in closet and exit to small balcony.

Another small hall with the staircase from the private kitchen and a nice bathroom with Spanish terracotta tiles on the floor with water-borne underfloor heating, water-borne towel dryer, wooden bathtub, WC and sink (faucet missing). In the basement there is a spa/relax department with tiled floor, raw natural stone and brick on the walls, three showers, double sinks, WC and areas for relax and changing. Just outside there is the large wood-fired sauna in its own little house with freestanding wood-fired hot tub. In the rest of the basement there is the boiler room with older wood boiler, 3000 liter accumulator tanks and various storage spaces. Most furniture and other loose property can be purchased or included, according to wishes and agreement with the seller.

Large barn of approx. 230 m<sup>2</sup> on the ground floor + approx. 150 m<sup>2</sup> sleeping loft and living room in the attic, long covered terrace on the back and the old stable. The stable is no longer approved for horses but could advantageously be converted into a large party hall or for table tennis, billiards or other play instead. Here there is also a café with long table and small own kitchen. In a previous apartment there is now a saddle room, but since water and sewage are already installed, it is fine to re-establish a substantial apartment for rental or other activity if desired. In the attic there is space for many overnight guests with double staircases and fire safety is well thought out with fire alarm and evacuation plan. Until around 2021, the property was used for camp school and trail riding, so if you want to run something similar in the future - or perhaps bed and breakfast, events or why not hotel, as it was intended from the very beginning, all possibilities are here!

4 784 m<sup>2</sup> (freehold) elevated garden plot in the culturally protected Visseltofta village with nice views over surrounding meadows and forest. Large grass areas where there was once a small park with fountain. Several beautiful stone walls and stairs, as well as several large trees, including a huge chestnut on the courtyard and large beautiful red beech. Here one could do many exciting things, if you want to restore the garden to its former glory. The plot is surrounded by trees and bushes and has only a few neighbours, well hidden by vegetation and not disturbing significantly. A narrow asphalted village road passes by the house, but traffic is very limited, and the main road is over one kilometre away, which provides a quiet and undisturbed location. Approx. 100 m from the house runs Lillån, which flows into Helge Å, about 700 m. from the house. At Helge Å, there is a small bathing and boat launch where locals swim, and the river offers excellent canoeing and fishing opportunities. Approx. 6 km to Vesljugasjön with a nice bathing area and sandy beach. Approx. 9 km to another bathing area with a sandy beach at Vägla- and Vitasjö. Road 15 runs approx. 1 km from the house to the north and can be faintly heard in the distance, but not significantly disruptive. Approx. 12 km to Osby village, approx. 22 km to Markaryd, and approx. 55 km to Vallåsen ski resort and Bike Park on Hallandsås, and to Kungsbygget Adventure Park with toboggan, zipline, etc., in the summer. Approx. 95 km to Helsingborg and approx. 150 km from Malmö.