

Detached main building from around 1880, which has been in the same family for 12 generations! "Melker's house" is approx. 121 m<sup>2</sup> and on two floors but with a newly renovated upper floor. The house is in good condition with an air source heat pump, fireplaces and supplementary electric heating. Some painting is needed. Very good rental opportunities and possibility to buy the only neighbouring house - "Oskar's house" of approx. 190 m<sup>2</sup> with its own freehold plot of 3 845 m<sup>2</sup> - total 18 beds, if both houses are purchased. Water from shared drilled well and shared approved sewage system. Insulated guest cabin of approx. 9 m<sup>2</sup> belongs to the plot of Melker's house. Outbuilding approx. 15 m<sup>2</sup> and woodshed of approx. 6 m<sup>2</sup> belong to Oskar's house. Garden and natural plot with visible rocks on 4 902 m<sup>2</sup> with 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 1 795 000 (approx. EUR 165 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5MNBJKLKO9G7KPBT>

Kyllås Sörgården 2, "Melker's house", is approx. 121 m<sup>2</sup> from around 1880, but extended approx. 1950. The house is in good condition and newly painted on the front, but the rest also needs painting. The upper floor is fully renovated. New veranda with gingerbread trim (2024). The roof is concrete tiles from 2013, which were repaired in 2024, after damage from a large oak (now felled), with new wind boards and gutters in that part. 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 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 vinyl on the floor, WC and washbasin. Laundry room with wet room vinyl on the floor, newer washing machine, 150 litre hot water heater, sink and plenty of cupboards. Large country kitchen with dining area, vinyl flooring, sink, plenty of cupboards, electric cooker, narrow wood stove (economy stove, not in use at present), dishwasher and fridge/freezer. Exit via beautiful double door to the veranda. Living room with laminate floor, air source heat pump and large open fireplace. Upper floor is recently renovated with long hall with laminate floor, cosy wallpapers and extra guest bed. Bathroom with wet room vinyl on floor and walls, shower, WC, washbasin, electric heating and mechanical ventilation. Bedroom with laminate floor, two single beds and floral wallpapers. Larger bedroom with laminate floor, double bed and an open fireplace (not in use, too close to the wall). Small bedroom with laminate floor, single bed and green wallpapers. Large bedroom with laminate floor, double bed and plenty of wardrobes with cot. Some furnishings can be purchased additionally or included, according to wishes and agreement with the seller.

In addition to the house, there is an insulated guest cabin of approx. 9 m<sup>2</sup> with electric heating, vinyl flooring and bunk bed with double bed below and single bed above. Old outbuilding of approx. 12 m<sup>2</sup> with older felt roof, which needs replacing. Earth cellar with natural stone vault.

4 902 m<sup>2</sup> (freehold) completely secluded and high location on the highland, surrounded by mixed deciduous forest, visible rocks, open grass areas and approx. 300 metres above sea level. Apart from "Oskar's house", 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 truly quiet and peaceful here! Small gravel road leads up to the property and there is a barrier for the road, so no through traffic, only the property owner and their guests have access. Road association exists which handles maintenance and snow clearing and the cost is approx. 2-3 000 SEK/year depending on snow amount. Approx. 1 km. from the house to Kyllås ski slope with lift and warming hut, which is 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 Kyllesjön 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 get down to the lake at other places. There is opportunity to agree on boat place at the lake, after 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 village 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 wild-west theme park High Chaparral. Approx. 55 km. from Jönköping, approx. 210 km. from Helsingborg and approx. 265 km. from Malmö.