

Cottage from approx. 1900, about 105 m<sup>2</sup>, with the same owner family since 1975. Renovated in the 1970s and again in the 1990s and now requires some maintenance and renovation once more. Heating via two newer wood-burning stoves, an older stove, and a solar ventilator. Air-source heat pump recommended. Water from a dug well with good and plentiful supply, and drainage to a three-chamber septic tank with infiltration (2022). Outbuilding about 40 m<sup>2</sup> with older tiled roof. Earth cellar approx. 10 m<sup>2</sup> with metal roof. 22 230 m<sup>2</sup> plot with mixed woodland and meadowland on both sides of a very small road. Only 1.4 km to Ilesjön. Approx. 100 km from Helsingborg.

Video Tour: <https://youtu.be/-grey5HxOFs>

Price: SEK 1 695 000 (approx. EUR 155 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5LSLQR15EA1G2KJ9>

Ekön 3231 near Strömsnäsbruk is a small farm with a classic cottage from the turn of the century, situated on a large, scenic plot of 2.2 hectares. The house has been used as a holiday home by a Danish family since 1975 and has been continuously modernised and improved, including a new concrete tiled roof, fitting out of the upper floor, and additional insulation on the upper floor in the mid-1990s, as well as major renovations in the 1970s with the establishment of, among other things, a bathroom and kitchen. The bathroom has since been updated in 2005, and the drainage recently updated with infiltration in 2022. The facade, windows, and windboards need painting, and some require replacement, particularly at a small roof overhang on the back and inspection of the metal sheets around the chimney. Windows are of mixed types with some coupled double glazing and some single glazing with and without inner panes, in varying condition. The electrical system consists of both older sockets on the ground floor and newer installations on the upper floor, but without an earth leakage circuit breaker. Heating is provided via two wood-burning stoves, one in the kitchen and one in the living room, installed about 7–8 years ago, plus an older enamelled wood-burning stove in the bedroom on the ground floor. Chimney and fireplaces need to be inspected by a chimney sweep before use, and a fixed ladder on the roof and glide protection for a ground ladder should be installed. The bathroom has electric heating, and there is a solar ventilator that provides good air circulation. Water piped in from a dug well with good and plentiful supply. The sellers have drunk it for all these years, and it has never dried up, but there is no formal analysis. Drainage to a three-chamber septic tank with newer infiltration from 2022. Entrance via bathroom extension or kitchen entrance with stone-paved patio outside. In the hall of the extension, there is tiled flooring, where some tiles have cracks, and a newer hot water heater is installed. Bathroom from the 1970s, renovated approx. 2005, with tiled flooring, wooden panelling on walls and ceiling, newer wet-room mat in the shower, WC (flushing mechanism needs repair), and washbasin. Kitchen and dining area in open connection. Tiled flooring in the kitchen section, wooden panelling on walls and ceiling, worktop, shelves, electric cooker with ceramic hob, refrigerator, old fireplace with wood-burning stove and the old baking oven (not in use), and dining space with wooden floor covered with rush matting. Living room with wooden floor, covered with rush matting, soft masonite in the ceiling (planks behind), and efficient wood-burning stove. Cosy glazed veranda with double doors to the garden, fuse box, and stairs to the upper floor. Bedroom with fine plank flooring, two single beds, wardrobe, and older enamelled wood-burning stove. Upper floor fitted out in the 1990s with additional insulation, wide plank floors, wooden panelling on walls and ceiling, small dormer, and also a roof window. Here there are two bedrooms, a larger one with space for a four-poster bed and seating area or sofa bed, and a smaller one with two single beds. Most furniture and other loose items can be purchased additionally or included, according to wishes and agreement with the sellers.

Beyond the house, there is an outbuilding about 40 m<sup>2</sup> with old, tiled roof (many spare tiles available). The outbuilding has a new outer wall, as a poor section was demolished. Here there is plenty of storage space, workshop area, and woodshed. Earth cellar about 10 m<sup>2</sup> with metal roof. In the earth cellar, there is a water pump, pressure tank, and box with shower mixer, which is dismantled in winter.

22 230 m<sup>2</sup> (just over 2.2 hectares or approx. 4.5 acres) with mixed predominantly deciduous woodland, some meadowland, and beautiful views over the landscape. The land lies on both sides of a small, asphalted road, no wider than a gravel track, which is nevertheless cleared of snow in winter and with only very light local traffic. The surroundings are quiet and peaceful with a couple of neighbouring houses in the area, though not visible from the house or disturbing. The neighbour across the road borrows a portion of the meadowland and in return keeps an eye on the house occasionally. One is amply self-sufficient in firewood and timber for household needs. The area offers fine opportunities for bathing, fishing, hiking, and berry picking. Approx. 1.4 km to Ilesjön with bathing jetty and barbecue area. Approx. 5 km to fine bathing spot in Hinnerydssjöarna and approx. 6 km to Vännesjön bathing spot. Approx. 17 km to Strömsnäsbruk with most of what one needs and approx. 30 km to Markaryd. Approx. 50 km to Vallåsen Bike Park and ski slope on Hallandsås and to Kungsbygget Adventure Park. Approx. 60 km to Halmstad and the sea, approx. 100 km from Helsingborg, and approx. 165 km from Malmö.