

Cottage from 1908, approx. 72 m² + cellar and outbuilding approx. 20 m². Basic standard, electricity connected but no water supply. Outdoor privy. 1 545 m² scenic and secluded plot, surrounded by meadows and mixed woodland. 6 km to Lagan and 13 km to Össjöasjön. 100 km from Helsingborg.

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

Price: SEK 675 000 (approx. EUR 63 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5M9D22FQF9P1JLB>

Hässleholm 3254 near Markaryd is a cosy cottage from 1908 with approx. 72 m² living space + approx. 20 m² in the cellar, where there is an old baking oven and wood-burning stove (not in use). The house has been in the same Danish family's ownership since 1964 and once featured on the front cover of the magazine Bo Bedre. The house is in fundamentally good condition but has a basic standard without piped water or bathroom. Outdoor privy located in the outbuilding. Electricity is connected with older installations, and there is a dug well on the plot from which water is fetched by bucket. The well can dry up in autumn, at which point water is obtained from the neighbour. The roof is covered with old clay tiles, but the underlay has been replaced once and the old tiles reused. Leaks were previously present around the chimney, but this has been remedied with new metal sheeting around the chimney, so what is visible on the upper floor is merely cosmetic. Gutters are partially absent and should be fitted. Windows are single-glazed with inner sashes on the ground floor (a couple of panes have cracks), and on the upper floor they are coupled double-glazed from around 1965 when the upper floor was fitted out. Heating from occasional direct electric radiators and additionally an efficient Jøtul wood-burning stove in the living room (approved). There is also a wood-burning stove in the kitchen and a wood-burning stove on the upper floor that is not in use, in addition to the wood-burning stove and baking oven in the cellar, which are also not in use. The house comprises a kitchen entrance in an extension with vinyl flooring, beaded tongue-and-groove panelling on the walls, plank ceiling, and fuse box. Spacious kitchen with linoleum flooring (wood beneath), soft masonite ceiling (wood behind), dining area, cupboards, and enamelled wood-burning stove. Small hall with stairs to the upper floor and trapdoor in the floor to the cellar. Additional kitchen room with vinyl flooring, sink (no water, drainage to the woods or simple stone soakaway), electric cooker with two hobs, fridge/freezer, and built-in cupboards. This room could potentially be fitted out as a bathroom in the future, if desired. Living room with wooden flooring, soft masonite ceiling, sofa bed, Jøtul wood-burning stove, and access to the garden via the cosy glazed veranda. Bedroom with wooden flooring and bunk bed. On the upper floor there is a large room divided into two sections by the chimney. Wooden flooring and wooden panelling on walls and ceiling. In the section nearest the stairs there is a double bed, wardrobe, and an enamelled Husqvarna wood-burning stove (not in use). In the other section there are four built-in single beds along the walls. Most furniture and other loose items can be purchased additionally or included, according to wishes and agreement with the sellers.

In addition to the house, there is an outbuilding approx. 20 m² + loft for storage. The outbuilding has a good metal roof and a room for firewood storage, a room for storing tools and machinery, and a triple outdoor privy.

1 545 m² (freehold) garden and natural plot, surrounded by grassy meadows and mixed woodland, with fine dry-stone walls along the boundaries and within the plot. Beautiful views over the meadows, and the access road is a small untrafficked gravel track that ends a short distance beyond the house, where the only neighbouring property is located. The neighbouring house is not occupied but is owned by those who own the large farm in the area. The house is maintained and the grass is mown but otherwise used sparingly at weekends and is not in any way intrusive. Approx. 1.5 km from the house to Vänneån with good fishing opportunities and approx. 6 km to the large river Lagan. Approx. 12 km to Knäred village with shops and the outdoor pool Flammabadet, as well as Prästaskogen nature reserve with walking trails and Kvarnfallet waterfall in Krokån. Approx. 13 km to

a fine child-friendly bathing spot at Össjöasjön. Approx. 17 km to Markaryd village and approx. 20 km to Skogaby golf club. Approx. 23 km to Mästocka Ljunghed nature reserve and another fine bathing spot at Björsjön. Approx. 35 km to Vallåsen Bike Park and ski slope on Hallandsås, and to Kungsbygget Adventure Park with zipline and summer toboggan run. Approx. 38 km to the sea and Mellbystrand. Approx. 100 km from Helsingborg and approx. 155 km from Malmö.