

Holiday home from 1982, 65 m<sup>2</sup> with covered terrace facing southwest towards the lake, approx. 25 m<sup>2</sup>. Beautiful sunsets over the lake! The house is heated with an efficient fireplace and electric heating. Water from a deep-drilled well with good water quality and approved sewage system. Guest house of approx. 10 m<sup>2</sup> with a technical room for water installations, approx. 2 m<sup>2</sup>. 1 480 m<sup>2</sup> garden and natural plot with a charming Småland fence and a private path to a bathing area with a sandy beach at Lake Unnen, approx. 100 meters from the house. Approx. 151 km from Helsingborg.

Video Tour: <https://youtu.be/YJ9m38ZtUMc>

Price: SEK 1 995 000 (approx. EUR 186 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5LDLKUQL4SJFOCR>

Karsnäs 603 - "Scully" near Unnaryd is a well-maintained holiday home from 1982, approx. 65 m<sup>2</sup>, with a covered terrace facing southwest, approx. 25 m<sup>2</sup>, offering a lovely view of the lake in the sunset direction. The house has been continuously renovated and is ready for immediate use. The facade is clad with horizontal wooden panels, a concrete tile roof, and insulated glass in all windows. Heating is provided by electric heaters and an efficient fireplace in the living room, cleaned and approved in 2024. Installation of an air-source heat pump is recommended. Crawl space with an inspection hatch and dehumidifier under an Anticimex agreement. An electric car charger was installed in 2022. Fiber is not currently connected but is available at the neighbouring house, so connection is possible. Water is sourced from a deep-drilled well (100 m) with filters for iron and manganese, and the sewage is connected to an approved three-chamber septic tank with infiltration, inspected by the municipality around 2020 (shared with neighbours). Kitchen entrance from the veranda to a modern kitchen (renovated approx. 2021) with ample storage, induction hob, oven, extractor fan, dishwasher, and fridge/freezer. Adjacent to the kitchen is a spacious living room with an open-plan layout, a small dining area, laminate flooring, wooden panel ceiling, the fireplace, large panoramic windows facing the lake, and access to the spacious covered terrace. Hallway with access to the backyard, containing a fuse box, bookshelf, and a 55-liter water heater. From the hallway, you reach the bathroom (renovated approx. 2016) with wet-room flooring and walls, WC, sink, shower, and mechanical ventilation. Two bedrooms – a smaller one with a single bed and space for a bunk bed, and a larger one with a double bed and wardrobes. Most furnishings can be purchased or included, depending on agreement with the sellers.

On the plot, there is also a guest house of approx. 12 m<sup>2</sup>, of which approx. 10 m<sup>2</sup> is a renovated and insulated guest room with laminate flooring, wooden panel walls and ceiling, a double bed, and electric heating – suitable for year-round use. Adjacent is a technical room of approx. 2 m<sup>2</sup> with a washing machine, tumble dryer, pressure tank, and water filter. Additionally, there is an attached woodshed and space for tools.

1 480 m<sup>2</sup> (freehold) garden and natural plot with a secluded location in the forest, though a couple of neighbouring houses, owned by the sellers, so it's not completely isolated. Private driveway to the house and plenty of forest and bushes between the houses, so neighbours are neither visible nor disturbing. No through traffic or busy roads nearby – it's truly peaceful and quiet! The plot features a small parking area, some lawn, and a charming Småland fence. A private path leads directly from the plot to the bathing area at Lake Unnen, with a sandy beach, canoe, and bench. Approx. 100 m from the terrace to standing in the water! The plot does not extend to the lake, but there is an easement granting access to the path, bathing area, and boat mooring, and the landowner has also permitted keeping bushes and undergrowth trimmed to preserve the view from the house. Due to shore protection and public access rights, the land between the house and the lake cannot be purchased or subdivided, and building closer to the lake is not allowed. Unnen is a large lake, approx. 13 km long, with a connection to the even larger Lake Bolmen, allowing canoeing between the lakes. Good fishing opportunities (fishing permit required). Several nature reserves are located just across the lake, including Sjö Nature Reserve and Jättaberget Domain Reserve. Approx. 2 km to Lake Bolmen and

approx. 6 km to a bathing area in Bolmen at Odensjö. Approx. 9 km to Unnaryd village with shops and the cozy Alebo Pensionat. Approx. 11 km to Tiraholms Fisk with a fine restaurant. Approx. 55 km to the Wild West theme park High Chaparral and approx. 75 km to the ski slope Isaberg Mountain Resort. Approx. 151 km from Helsingborg and approx. 210 km from Malmö.