

Hallandslänga with origins from the early 1800s, extended and raised around 1920. The house is approx. 75 m<sup>2</sup> on the ground floor + one bedroom fitted out on approx. 20 m<sup>2</sup> on the upper floor, with the rest unfinished or partially finished with a further approx. 40 m<sup>2</sup>. In total, the living area could become up to approx. 130 m<sup>2</sup>. Electricity is connected with direct-acting electric heating and fireplaces. Water is taken from a dug well on the plot, currently with a bucket, but there is piping for a pump to the outdoor kitchen. No proper drainage exists, only simple stone cesspit. Composting toilet (Porta Potti) is available in the outbuilding. Old eternit roof, newer insulated windows (15 years old), and the entire floor structure on the ground floor has been replaced and insulated. Walls are insulated, so the house can be used year-round. 4 737 m<sup>2</sup> natural plot with lawn, woodland, and dry-stone walls. Only one occasional holiday neighbour. Approx. 1 km to the River Lagan and 2 km to the village of Knäred. 85 km from Helsingborg.

Video Tour: <https://youtu.be/-mOEG1FKTa4>

Price: SEK 795 000 (approx. EUR 74 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5MD2A9D3B64S48A0>

Sjöaredsvägen 65 near Knäred is a genuine cottage with a long history, dating back to the early 1800s, owned by its current Danish owners since 1971. The house offers approx. 100 m<sup>2</sup> of living space + an attic that can be fitted out, where the conversion has been started but is not yet complete. If fully finished, it could reach approx. 130 m<sup>2</sup>. The house is built in classic timber-frame technique with heavy planks and beams. The facades are planks, with parts needing replacement and the whole requiring repainting. The roof is eternit with an underlying wood-shingle roof beneath, which has remained watertight for many years. The roof has been regularly cleaned of algae. The windows are mostly about 15 years old with insulated glass, though one single-glazed window remains on the ground floor and single glazing is also present on the upper floor. The house is insulated in the walls, floor, and partially in the upper floor. The entire ground-floor structure has been replaced. Electricity is connected with modern circuits and an earth leakage circuit breaker; the supply is 16 A, 3-phase (though only two phases are in use in the house). Heating is provided by direct-acting electric heaters, a wood-burning stove in the kitchen/dining area, and an open fireplace in the living room (not recently inspected but previously used). A chimney sweep visited in 2024, and a new fixed ladder needs to be installed on the roof along with anti-slip protection for a ground ladder. A hearth plate is required in front of the open fireplace, if it is to be used. The house has no running water; water is fetched from the dug well by bucket or pumped to the outdoor kitchen. Drainage is absent, with only simple stone cesspit. A composting toilet (Porta Potti) is located in the barn, and a hot-water heater is available for a simple outdoor shower. The entrance is an extension with a concrete floor, used as a kitchen with electric heating, electric cooker with ceramic hob, table, and space for water buckets. Walls and ceiling are panelled in wood. Stairs lead up to the upper level. Dining room in the former kitchen with wood-burning stove, wooden floor, and visible beams. Ceiling height varies, with approx. 1.75 m under the beams as the lowest point in the kitchen, otherwise approx. 1.85 m under beams on the ground floor. Modern ceiling height on the upper floor. Living room with open fireplace, wooden floor, celotex in the ceiling (which could advantageously be removed for better headroom), built-in cupboard, and storage space. Cosy glazed veranda with single glazing, radiator, and access to the garden. Bedroom on the entrance level (originally two rooms, now opened into one) with space for two single beds and wardrobes. On the upper floor there is one finished bedroom with two single beds, wooden panelling in the ceiling, and visible beams, plus a nearly finished room with insulation, plasterboard, and some electrical wiring in place; finishing the surfaces, completing the electrics, adding skirting, and possibly replacing windows remain. Further parts of the attic are unfinished but could be relatively easily converted if desired. Most furniture and other loose items can be purchased additionally or included, according to wishes and agreement with the seller.

Beyond the house there is a large barn of approx. 120 m<sup>2</sup> with an eternit roof, providing space for storage, woodshed, and composting toilet (Porta Potti). The barn is older and has settled slightly but remains stable and watertight. A simple outdoor kitchen is located at the barn. Well house. There is also a smaller outbuilding/shed, but it is in very poor condition and should be demolished.

4 737 m<sup>2</sup> (freehold) plot consisting of lawn around the house, plus mixed firewood woodland and beautiful dry-stone walls. The location is peaceful with only one holiday neighbour visible in the distance, well screened by bushes and trees. Approx. 100 metres to a minor country road, where occasional cars can be heard but it does not cause significant disturbance. The road is asphalted and easily accessible year-round. Approx. 1 km to the River Lagan with canoeing and fishing opportunities. Approx. 2 km to the village of Knäred with shops, services, outdoor swimming pool "Flammabadet", Kvarnfallet waterfall in Krokån, and the surrounding Prästaskogen nature reserve. A very scenic area with many nature and cultural experiences nearby. Approx. 11 km to the cultural reserve "Bollaltebygget" with a courtyard museum farm from the 1600s and surrounding cultivated landscape and heathland, and roughly the same distance to the "Rönnö" nature reserve. Approx. 11 km to "Härliga Hjärnered" with several bathing spots, free camping, and walking trails around the Hjärnered lakes. Approx. 13 km to another fine bathing spot at Björsjön near Mästocka, which also has a large nature reserve with heathland. Approx. 15 km to Skogaby golf club, approx. 25 km to Vallåsen Bike Park and ski slope on Hallandsås, and to Kungsbygget Adventure Park with zipline and summer toboggan run. Approx. 30 km to the sea and Mellbystrand, and approx. 40 km to Halmstad with good nightlife, a fine beach at Tylösand, and the ferry to Grenå. Approx. 85 km from Helsingborg and approx. 140 km from Malmö.