

Large house of approx. 200 m<sup>2</sup> from 1850, continuously renovated with two bathrooms and new double-glazed windows. Central heating with oil boiler. Also includes two porcelain tiled stoves (not operational). Own dug well with new pump, pipes and iron filter. Approved drainage (updated 2025). Large barn approx. 200 m<sup>2</sup> + cellar. Outbuilding in poor condition. 6,185 m<sup>2</sup> scenic plot in a secluded location, no visible neighbours, and approx. 500 m to the River Lagan with several bathing spots nearby. Approx. 400 m from the E4 road, which can be heard. Approx. 5 km to shops etc. in Strömsnäsbruk. Approx. 95 km from Helsingborg.

Video Tour: <https://youtu.be/RvUIq2H1YI0>

Price: SEK 1 395 000 (approx. EUR 132 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5MBATQULF8OV11VB>

Grönö 3529, or "Norregården" as the house itself is called, is a subdivided farm with a main residence originating from the mid-1800s, built in horizontal log construction, offering approx. 200 m<sup>2</sup> of living space. The house has undergone extensive ongoing renovation since 2000, including a sheet-metal roof in 2003, plasterboard walls in most rooms, central heating system with new radiators and thermostats (system also filled with glycol), new wooden flooring and floor structure in roughly half the house (kitchen, dining room and hall), updated kitchen and appliances, a new fully tiled bathroom on the ground floor, new water pump, pipes and filter, large hot-water cylinder, new thermal-glazed windows throughout, new doors, new gutters, partial replacement of cladding panels, and updated electrics. The renovation is not entirely complete, so the house requires exterior painting and some interior cosmetic finishing (skirting boards here and there, ceiling in the new bathroom) and the heating system would benefit from upgrading to an air-to-water heat pump instead of the existing oil boiler (CTC from 1973 with external oil tank, using approx. 1–1.2 m<sup>3</sup> oil per season, while maintaining basic background heat in winter). Two tiled stoves exist, one on each floor, but they are not in use and would need restoration to become operational. Ceiling heights are variable as is typical in old houses: approx. 2 m on the ground floor and just over 1.90 m upstairs, though slightly lower in the bathroom (approx. 1.85 m). Water from own dug well on the plot. Drainage to a three-chamber septic tank with brand-new approved infiltration system from 2025. The house comprises a spacious entrance from the veranda with a wide staircase to the upper floor. Large dining room with plank flooring and wooden panelling on ceiling and walls. Kitchen with sink, newer induction hob, oven, extractor hood, kitchen island, refrigerator, old baking oven (not in use), pantry with freezer, and access to a kitchen entrance with washing machine and dishwasher (not up to safe water code). From the kitchen there is also access to the boiler room containing the oil boiler, hot-water cylinder and water filter, and through it to the new fully tiled bathroom with WC, washbasin, shower and mechanical ventilation (ceiling not yet fully finished). Living room with laminate flooring, visible wide ceiling planks and a white porcelain tiled stove (not in use). Bedroom with wall-to-wall carpet and double bed. Upstairs is a generous landing with wardrobes and access to an east-facing balcony. Older bathroom with wet-room matting on floor and walls, wooden panelled ceiling (lower headroom; a couple of panels have bowed) with WC, washbasin, shower and storage. In addition, there are five further bedrooms, including one very large master bedroom with wardrobes and another tiled stove (not in use), plus four smaller bedrooms. Most furniture and loose contents can be purchased additionally or included by arrangement with the sellers.

Beyond the house there is a large barn of approx. 200 m<sup>2</sup> + old stable and storage rooms in the cellar. The barn's sheet-metal roof dates from 2003, but the rest requires renovation including partial new cladding, painting and some flooring on the upper level. The extent of work depends on intended use, but there is plenty of covered space and potential to create areas for play, hobbies etc. Attached technical room with water installations. There is also the old dog run with an outbuilding of approx. 35 m<sup>2</sup> + similar area in the cellar. This outbuilding is in poor condition after a tree fell on the roof, causing serious water damage at one end. It is hardly worth repairing. Remains of another outbuilding exist but it has collapsed.

6,185 m<sup>2</sup> (freehold) garden/woodland plot in a secluded position at the end of side roads, with no visible neighbours. The plot has plenty of mixed deciduous woodland, apple trees bearing many apples, a lawn in front of the house, and is partly bordered by dry-stone walls with pleasant meadow and pasture surroundings. A truly lovely atmosphere on site, though the plot would benefit from clearing behind the house and removing a good deal of undergrowth and fallen trees. The E4 motorway runs approx. 400 m away as the crow flies, and road noise can be heard to varying degrees from the house depending on weather, wind direction and whether the road is wet. Approx. 500 m to the River Lagan as the crow flies (approx. 1 km by road) with good fishing, bathing and canoeing opportunities. Due to the Traryd hydropower station, the river has been dammed into a large lake, with approx. 2 km to a nice bathing spot at Tovhult. Traryd village also offers shops, Traryd Skans animal park, walking routes such as Bokelundsrundan etc. Approx. 5 km to Strömsnäsbruk with another fine bathing spot at Klintbadet including a diving tower. Approx. 20 km to Markaryd village and the same distance to the charming Gräddhyllans Lantcafé in the forest and Gränsbygdens Köpcentrum with most everyday needs. Approx. 30 km to Älmhult and approx. 35 km to Ljungby. Approx. 35 km to Wittsjö Golf Club and approx. 55 km to Vallåsen Bike Park and ski slope on Hallandsås, plus Kungsbygget Adventure Park with summer toboggan run and zipline. Approx. 95 km from Helsingborg and approx. 150 km from Malmö.