

Timber holiday cottage from 1977 offering approx. 90 m² living space + approx. 30 m² south-east terrace and approx. 20 m² north-west terrace. Renovated in 2017 and 2023–2025 and in fine condition, ready to use. Carport 35 m², of which 10 m² is an insulated workshop. Outbuilding 25 m², of which approx. 5 m² is a sauna. Wood-fired hot tub and outdoor shower. 1,820 m² freehold natural plot in a well-maintained cottage area in a very scenic location with several nature reserves, bathing lakes and streams nearby. Very good letting potential. Opportunity to purchase two additional plots of 1,259 m² and 1,485 m² for SEK 170,000 each if interested. Approx. 95 km from Helsingborg.

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

Price: SEK 1 895 000 (approx. EUR 132 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5MHIBOCDRLE1UVQE>

Egernahults Stugområde 22 near Knäred is a log-built holiday cottage from 1977, extended in the 1980s, giving a total of approx. 90 m² living space. It features a partly covered south-east facing terrace of approx. 30 m² with a new outdoor kitchen (2024) and a new 20 m² terrace facing north-west (2024). The exterior was repainted in 2023. The house underwent extensive renovation in 2017 following water damage, so the entire floor structure in the original part has been replaced with new plank flooring, a new kitchen and a new bathroom. In addition, internal doors have been replaced and raised, the electrical system updated, extra vents fitted and an air-source heat pump installed in 2021. A new water supply line to the house with trace heating was installed in 2025. Two new patio doors from the bedrooms lead to the new rear terrace (2024). In addition to the air-source heat pump there is an efficient Jøtul wood-burning stove with glass door and direct-acting electric heating as backup. The roof has good quality felt covering and all windows are double-glazed. Water is supplied via the communal system in the area and is included in the annual fee (SEK 4,000). Drainage consists of a sealed tank for the WC (with alarm when full) and greywater to a two-chamber septic tank with infiltration. All properties in the area have the same drainage system. Satellite dish with both Danish and German channels. Good 4G coverage with approx. 48 Mbit/s download and 16 Mbit/s upload (measured on site with Telenor). Fibre is available in the area but not connected to the house. The house comprises a spacious dining area with entrance from the terrace, fully fitted up to the ridge (as throughout the house) with wide plank floors, wooden panelled ceiling and exposed log walls. New kitchen from 2017 with ample cupboards, sink, dishwasher (2025), electric cooker (2022) with ceramic hob, extractor hood (2017), microwave (2017) and fridge/freezer (2017). Hall with new fuse box including circuit breakers and RCD. Utility room in the extension with washing machine (2018) and 80-litre Nibe hot-water cylinder (2018). Bathroom from 2017 with wet-room flooring and wall covering, WC, washbasin and shower with new mixer (2022). Living room in the extension, accessed by a few steps down from the dining area, with the indoor unit of the air-source heat pump. Four bedrooms in total: two slightly larger with double beds and wardrobes, and two smaller – one with a single bed and one with bunk beds. Two of the bedrooms have new doors opening directly onto the rear terrace. The house was previously let through StayNordic with good results (approx. SEK 125,000 per year), although the current owner has chosen to let it to a lesser extent (approx. SEK 24,000 per year). There is however excellent potential to increase lettings significantly if desired. Most furniture and loose items can be purchased additionally or included according to wishes and agreement with the seller.

Beyond the house there is a carport of approx. 35 m², of which approx. 10 m² is an insulated workshop with electricity connected. There is also a spacious outbuilding of approx. 25 m² with an insulated workshop of approx. 5 m²; the remainder is woodshed, storage and a newly fitted sauna with electric heater and round windows offering a lovely view. A new wood-fired hot tub and outdoor shower are located next to the sauna. Both buildings have good sheet-metal roofs.

The plot is 1,820 m² and lies set back in the area, down a side road with its own driveway and high on a small hill, giving pleasant views over the surroundings. Many stone features and attractive

rhododendron bushes on the plot. There is a close neighbour, but dense vegetation between the houses means it is not visible at all. Another neighbour can just be glimpsed through the trees at 75 m distance but is not at all intrusive. The seller also owns two further undeveloped plots close by, visible from the sauna/hot tub (plot 1:77 of 1,259 m² and 1:78 of 1,485 m²) and is willing to sell both for SEK 170,000 each if the buyer is interested, to secure the immediate surroundings. Egernahult is a well-maintained and peaceful cottage area with scattered houses, shared water supply and joint maintenance of roads within the area. The access road to the area is closed with a barrier, so no unauthorised vehicles enter. The annual fee is approx. SEK 4,000, covering water, road maintenance, snow clearing and shared areas. The wider area is very scenic with many recreational opportunities, including approx. 1 km to Krokån and the large Rönnö nature reserve with several fine walking trails, as well as Hallandsleden. Approx. 2 km to Högsjön, approx. 3 km to the beautiful Flamma waterfall in Krokån, and approx. 6 km to a good child-friendly bathing spot at Össjöasjön and to "Norrefors" where you can swim in the stream. Approx. 10 km to another fine bathing spot at Björsjön near Mästocka (with nature reserve and heathland) and the same distance to the Bollaltebygget cultural reserve with its 17th-century courtyard museum farm, surrounding heathland and historic watermill. Approx. 12 km to Knäred village with shops, the outdoor swimming pool "Flammabadet" and the new Prästaskogen nature reserve at Kvarnfallet in Krokån. Approx. 20 km to Skogaby golf course, approx. 35 km to Vallåsen Bike Park and ski slope on Hallandsås, and to Kungsbygget Adventure Park with summer toboggan run and zipline. Approx. 40 km to the sea and Mellbystrand and approx. 45 km to Halmstad with good nightlife and several excellent beaches. Approx. 95 km from Helsingborg and approx. 150 km from Malmö.