

Winter-insulated holiday cottage from 1975, extended in the 1990s, offering approx. 125 m² living space + approx. 30 m² attached garage and technical room. Terrace approx. 30 m² facing south with beautiful views and another terrace approx. 20 m² facing north. The house is in good condition and ready for immediate use. Outbuilding approx. 10 m². 1 616 m² (freehold) plot in a scenic location as the second-to-last house on a side road off a gravel track. Views over meadows and woodland. A couple of neighbours at a suitable distance, not intrusive. Many lakes in the vicinity, 5 km to Markaryd and 80 km from Helsingborg.

Video Tour: <https://youtu.be/C9098jMIgUM>

Price: SEK 1 850 000 (approx. EUR 173 500)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5M42CMV764LU2ASK>

Ripe 1337 near Markaryd is a year-round standard holiday cottage from 1975 that has been continuously renovated and extended, offering approx. 125 m² of living space. Attached garage and technical room with water connections approx. 30 m². Terrace approx. 30 m² facing south and another terrace approx. 20 m² facing north, so you can follow the sun all day or find shade as preferred. Insulated triple-glazed windows throughout the house and concrete tiles on the original roof section with bitumen roofing on the garage extension. Direct-acting electric heating keeps the house with maintenance heating all year round, supplemented by an efficient Contura wood-burning stove with steel flue. Installing an air-source heat pump for more economical maintenance heating would be a good investment. Fibre broadband is connected, but there is no active subscription at present. Private water supply from an own dug well on the plot and drainage to an older three-chamber septic tank with infiltration; the infiltration field will probably need renewal in due course, but there are no requirements for changes at the moment. The house comprises a spacious hall with newer plank flooring, half-height panelling and wallpaper on the walls, and wooden panelled ceiling with inspection hatch to the attic. Separate WC with toilet and washbasin. Large living room with parquet flooring, wooden panelled ceiling, access to the terrace, dining area and efficient wood-burning stove with glass door. Bedroom 1 with parquet flooring, wooden panelled ceiling, double bed and built-in wardrobe. Bedroom 2 with parquet flooring, sofa bed, workspace, wooden panelled ceiling and built-in wardrobe. Bedroom 3 with parquet flooring, wooden panelled ceiling, double bed, wall of wardrobes and access to the terrace. Bedroom 4 with parquet flooring, wooden panelled ceiling and sofa bed. Spacious kitchen with newer plank flooring, wooden panelled ceiling, dining area, kitchen island with both induction hob and gas hob, extractor hood, sink, dishwasher, oven, microwave, refrigerator, freezer and ample cupboard space. Utility entrance/washing room in the extension with newer plank flooring, wooden panelled ceiling, wardrobes, worktable, washing machine, tumble dryer, storage room with fuse box (porcelain fuses, no RCD), shower area with shower cubicle, sauna and technical room with water pump and large Nibe hot-water cylinder. 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 spacious garage with a garage door on one side and a door leading directly out to the rear. Concrete floor and electricity connected. The garage is currently used mainly for tools and a small workshop area. There is also an outbuilding approx. 10 m² that is likewise used mainly for storage; it is uninsulated but could be converted into a guest cottage if required. Electricity is brought to the outbuilding but not inside the structure. Several woodsheds.

1 616 m² (freehold) natural/garden plot that lies second-to-last on a side road off a gravel track with no through traffic. A couple of neighbouring houses exist in the area but at a suitable distance and not intrusive. The plot consists of lawn around the house itself and is surrounded by both mixed woodland and a large meadow to the south that provides plenty of light and beautiful views. To the north the forest was felled a few years ago and now offers wide open views in that direction too. Small dry-stone wall along the boundary towards the gravel track. From the house it is approx. 700 m

to Ripesjön, approx. 2 km to Hannabadssjön and the Hannabadsåsen nature reserve. Approx. 3 km to Köphultsjön with a small sandy beach at the same lake. Approx. 5 km to Markaryd village with most everyday needs and several fine bathing spots at Getesjö and Lokasjön. There are also good walking opportunities on Hälsans Stig which runs around and between the lakes. Approx. 7 km to another fine bathing spot at Store Sjö and approx. 10 km to a bathing spot at Fedingesjön. Approx. 10 km to Gränsbygdens Köpcentrum where you can buy everything you need and roughly the same distance to the charming Gräddhyllans Lantcafé at Tånnerydssdammen, which is fed by the River Lagan. Approx. 30 km to Skogaby Golf Club and approx. 40 km to Woodlands Country Club. Approx. 30 km to Vallåsen ski slope and bike park and to Kungsbygget Adventure Park with summer toboggan run, zipline, climbing wall etc. on Hallandsås. Approx. 80 km from Helsingborg and approx. 140 km from Malmö.