

Holiday cottage from 1974, approx. 77 m² with year-round standard and in good condition. Air-source heat pump, wood-burning stove, own well and approved drainage. Guest cottage approx. 10 m², outbuilding approx. 15 m² with additional guest room and double carport approx. 35 m² + 20 m² attached woodshed. 5,121 m² secluded natural plot in the forest approx. 500 m from the River Lagan. Approx. 10 km from Knäred and 85 km from Helsingborg.

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

Price: SEK 1 495 000 (approx. EUR 140 000)

Description: <https://www.oedegaarde.dk/Beskrivning/OBJ5NRX24F33XV2322ZVP>

“Skogsstugan” or Putsered 64 near Knäred is a winter-insulated holiday cottage of approx. 77 m² with year-round standard in good condition. Some exterior painting and a couple of bargeboards may need replacing, but nothing major. Covered terrace approx. 12 m² with outdoor kitchen. The house dates originally from 1974 but was extended in 1996, when the kitchen (“Kvik”) was also installed, the roof laid and several other renovations carried out. The house is solidly insulated with good Taryd double-glazed windows (except one) and new double patio doors to the stone-paved terrace with Öland stone. The house is built on plinths, making it easy to inspect underneath, and there is also an inspection hatch to the attic. Background heating is provided by an efficient air-source heat pump, with direct-acting electric heating and an efficient wood-burning stove (Vissenbjerg) with approved steel flue (2025). The electrical system has been inspected and partly replaced. Bathroom from 2011 with tiled floor. Drainage to a three-chamber septic tank from 2005 with newer approved infiltration (approx. 2020). Own dug well with good and plentiful water (analysed 1996 with satisfactory result). A previous owner lived in the house as a permanent home, so it works well as that if desired. The house comprises a hall with laminate flooring and fuse box. Bathroom with tiled floor and tiles in the shower, WC, washbasin and washing machine. Large living room, dining area and kitchen in open plan with wooden floor, wooden panelled ceiling, half-height panelling and wallpaper on the walls, large panoramic windows and double patio doors, indoor unit of the air-source heat pump and the wood-burning stove. The kitchen has a sink with wooden worktop, ample cupboards, fridge/freezer, microwave, dishwasher, gas hob with electric oven, loose induction plates and extractor hood. Bedroom with wooden floor, wooden panelled ceiling, bunk bed and built-in wardrobe. Larger bedroom with wooden floor, wooden panelled ceiling, double bed and wall of wardrobes. Most furniture and other contents (including boat) can be purchased additionally or included according to wishes and agreement with the seller.

Beyond the house there is a guest cottage from 1972 approx. 10 m² with felt roof, double bed and electricity connected. Outbuilding/guest house approx. 15 m² from 2005 used partly as workshop and storage, but there is also a newly fitted small guest room with single bed. The building is insulated, has electricity connected with electric heating and is divided into two rooms (the dividing wall is not load-bearing). The rest of the building could relatively easily be used for additional guest accommodation if required. Double carport approx. 35 m² with a small room for tools and bicycles and an attached woodshed on the rear with space for 25 m³ of firewood.

5,121 m² freehold natural/woodland plot with a very pleasant atmosphere, easy to maintain and with many large stones as well as a cosy campfire site. Only one neighbour with plenty of trees and bushes in between, so not visible and not intrusive (holiday cottage). The gravel road past the house, which is also cleared of snow in winter. A really cosy atmosphere on site and in the area as a whole, with plenty of recreational opportunities nearby. Approx. 500 m to the large River Lagan, where it widens into a lake, with good bathing, fishing and canoeing opportunities (a small boat can be included). Electricity line that ran outside the plot has now been buried and moved to another location. Approx. 10 km to Knäred village with shops, bank, school, health centre, the charming “Kvarnfallet” waterfall in Krokån, Prästaskogen nature reserve and the outdoor swimming pool Flammabadet with camping and canoe hire etc. Approx. 9 km to Gränsbygdens Köpcentrum with

everything you need. Approx. 18 km to the Bollaltebygget cultural reserve with courtyard museum farm from the 1600s and surrounding heathland and traditional cultivated landscape. Several other nature reserves in the vicinity, including Mästocka heath and Rönnö nature reserve. Approx. 2.5 km south of the property there is a wind farm, but the turbines can neither be seen nor heard at this distance. Approx. 1.5 km from road 15 and the railway, which can be faintly heard in the distance under certain conditions but is not intrusive. Approx. 20 km to Skogaby golf club, approx. 35 km to the sea and Mellbystrand as well as to Vallåsen Bike Park and ski slope on Hallandsås and to Kungsbygget Adventure Park with zipline and summer toboggan run. Approx. 85 km from Helsingborg and approx. 140 km from Malmö.