

Cottage from the mid-1800s offering approx. 130 m² of living space, extended in 1936 and continuously renovated over the past approx. 20 years. Heating via air-source heat pump, electric heating and several wood-burning stoves and flue pipe stoves. Water from a drilled well (35 m deep), drainage to a three-chamber septic tank with infiltration. New barn of 72 m² with garage space and workshop, outbuilding/museum approx. 10 m² + loft, outbuilding with built-in container approx. 15 m² and woodshed approx. 10 m². 14,500 m² completely secluded plot with open grassy areas around the buildings, some woodland and beautiful dry-stone walls. 600 m to the nearest neighbour. Approx. 1.5 km to the large Lake Algunnen with boat mooring and surrounding nature reserve. Approx. 270 km from Helsingborg.

Video Tour: <https://youtu.be/s7994qFqB64>

Price: SEK 1 995 000 (approx. EUR 183 000)

Description: <https://www.oedegaarde.dk/Beskrivning/OBJ5NV2D9T33XVJZZ4TF5>

“Skogslund” – Mjöshyltan 180 near Alsterbro is a classic Småland cottage with origins from the mid-1800s, extended and renovated in 1936 with a mansard roof and subsequently continuously renovated over the past 20 years. The house offers approx. 130 m² of living space, is in good condition and ready for immediate use. Some exterior painting and cosmetic finishing here and there, but nothing urgent. The roof has concrete tiles and roof tiles on the newer veranda. The veranda roof has damage to the tiles, where some needs replacing. The windows are mainly coupled double glazing, with a few panes cracked. The electrical system has older porcelain fuses and no RCD but works well. Heating is provided by an air-source heat pump (2023), direct-acting electric heaters and two wood-burning stoves, a wood stove and two flue pipe stoves, all approved and in use. Water is taken from a 35 m deep drilled well (some iron but no filter) and drainage is a three-chamber septic tank with infiltration. The house has been treated for “husbock” and has additional husbock insurance from Anticimex. Read more about the house’s history under the “documents” heading.

Entrance from the cosy veranda via double doors into the hall with newer plank flooring, exposed timber walls and wooden panelled ceiling. Smaller bedroom or lounge with newer wooden floor, fitted beds, half-height panelling and wallpaper on the walls and an open flue pipe stove. The living room has wooden flooring, older boards in the ceiling, new wallpaper and extra insulation plus another fine, white-rendered flue pipe stove. Spacious country kitchen with dining area, newer wooden floor, wooden panelled ceiling, ample cupboards, sink, electric cooker with ceramic hob, fridge/freezer, dishwasher (not working), wood stove and wood-burning stove. The indoor unit of the air-source heat pump is also in the kitchen, along with a small pantry. The kitchen entrance has newer wooden flooring and an external door. Upstairs is a generous landing with wardrobe, wooden floor and inspection hatch to the attic. The entire upper floor was fitted out about 20 years ago. Bathroom with painted plank floor, shower cubicle, WC, washbasin, mechanical ventilation, recessed spotlights in the ceiling, Velux roof window and washing machine. The bathroom lacks wet-room matting, which means the insurance companies’ requirements are not met, but it has worked well for many years. Large master bedroom with wooden floor, double bed, wardrobe, Morsø wood-burning stove and open to the ridge with exposed ceiling beams. Bedroom with wooden floor, double bed, open to the ridge with a small platform for storage under the roof and another platform suitable for storage or children. Smaller bedroom with wooden floor and two single beds. Some furnishings and machinery can be purchased additionally or included according to wishes and agreement with the seller.

On the plot there is also a newly built barn of approx. 72 m² with garage, workshop, electricity connected with 3-phase socket and dehumidifier in the foundations. The building has a tiled roof, good headroom and an inspection hatch to the crawl space. There is space for several vehicles, a tractor and garden machinery (purchase of tractor etc. can be negotiated). Outbuilding with new felt roof of approx. 10 m² plus loft currently used as a small museum displaying many old farming

implements and also space for a barbecue, garden furniture and storage. Outbuilding of approx. 15 m² with sheet-metal roof and built-in container for secure storage of tools and machinery. Woodshed of approx. 10 m². Old outside toilet in poor condition.

14,500 m² (freehold) garden and woodland plot with open grassy areas around the buildings, some firewood woodland so you can be self-sufficient in firewood, beautiful dry-stone walls and large rocks and boulders protruding from the ground. The area is very stony and offers genuine Småland countryside. The property lies completely secluded, at the end of its own side road off a gravel track with no through traffic and with the nearest neighbour approx. 600 m away. The forest bordering the plot on one side has recently been felled, giving plenty of light and air, and the rest of the woodland around the property is an eco-park with a nature conservation agreement and may also become a nature reserve. Approx. 800 m to the small Lake Trehörningen and approx. 1.5 km to the large Lake Algunnen with bathing and boat mooring (boat and canoe can be purchased additionally). Large parts of Lake Algunnen are also a nature reserve, and the reserve begins approx. 600 m as the crow flies from the house. Approx. 14 km to Alsterbro with the nearest services and an additional bathing spot. Approx. 12 km to the incredibly beautiful Aboda Klint with magnificent views over the landscape and several lakes. Approx. 42 km to Nybro town and approx. 62 km to Kalmar and the Öland Bridge. Approx. 110 km from Astrid Lindgren's World. Approx. 270 km from Helsingborg and approx. 290 km from Malmö.