

Cottage with origins from the 1760s, rebuilt and extended over the years, offering approx. 95 m<sup>2</sup> living space. New roof in 2025. Heating via electric heaters, open fireplace, flue pipe stoves and kitchen wood stove. Water from a drilled well (shared with neighbour), drainage to a three-chamber septic tank with infiltration (inspected 2011). Guest cottage approx. 24 m<sup>2</sup> with electric heating and WC (cold water only). Outbuilding and woodshed approx. 10 m<sup>2</sup> attached to the guest cottage. Plot of 68,343 m<sup>2</sup> (6.8 ha) with woodland, open areas near the house and a campfire site. Forest value approx. SEK 720 000 in 2026. Approx. 6 km to Lake Låen. Approx. 230 km from Helsingborg and Malmö.

Video Tour: <https://youtu.be/Gi4PuBOoqZU>

Price: SEK 1 895 000 (approx. EUR 175 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMLANTBRUK5MPK4950DJSE7D14>

Fagerhult Lyckans Höjd near Lessebo is a cottage dating back to the 1760s that has undergone several alterations and extensions. The main building received a new sheet-metal roof in 2025, the white parts were painted in 2024, but the red sections will soon need repainting. Timber facade with coupled double-glazed windows, except for one older single-glazed window upstairs. The electrical system is older but functional. Heating is by direct-acting electric heaters, supplemented by an open flue pipe stove in the living room and a wood stove in the kitchen (not currently in use but approved for use once a spark guard is fitted). There is an additional flue pipe stove in the upstairs bedroom. Water comes from a shared drilled well with the neighbour; drainage goes to a three-chamber septic tank with infiltration (inspected 2011 – no action required at present). Entrance via a veranda with double doors, painted wooden floors, stairs to the upper floor and storage cupboard under the stairs. The kitchen was renovated in the 1990s with vinyl flooring, ample cupboards, sink, newer electric cooker with built-in air fryer, fridge/freezer, dining area and the old wood stove. Adjacent kitchen entrance with wet-room matting on floor and walls, fuse box and hot-water heater (approx. 5 years old). The extension also contains a small bathroom with wet-room matting on floor and walls, WC, washbasin and shower. The living room is spacious with vinyl flooring (wood underneath), stretched cardboard ceiling (wood behind), open flue pipe stove/fireplace and room for both dining table and sofa group/sofa bed. There are traces of previous leaks from the old roof in the ceiling, but the cause has been resolved so the marks are purely cosmetic. Upstairs is a generous landing with vinyl flooring. Bedroom with two single beds. Larger bedroom with double bed and white-rendered flue pipe stove. There is also an attic space where traces of the earlier leak can be seen in the ceiling, and the wide floorboards beneath the vinyl can be exposed again if desired. Most furniture and loose items can be purchased additionally or included by arrangement with the seller.

In addition to the main house there is a guest cottage of approx. 24 m<sup>2</sup> with an older tiled roof and a large concrete terrace (needs moss removal and a new railing). The guest cottage also requires repainting. It has an entrance with laminate flooring, toilet room with WC and washbasin (cold water only), and a room that can serve as a bedroom or simple kitchenette with basic cupboard fittings (no sink at present). Water is connected to the WC but not the kitchen area – there is potential to install running water, create a proper kitchen and add a hot-water heater if desired. Large bedroom with double bed, wardrobe and a big panoramic window. Attached to the rear of the guest cottage is a tool room and woodshed of approx. 10 m<sup>2</sup>.

The plot covers approx. 6.8 hectares (68,343 m<sup>2</sup>) with mixed woodland, open areas and a cosy campfire site close to the house complete with table and benches. A small platform in the woods provides extra space for relaxation. The property lies at the end of a side road off a gravel track, with no through traffic and only one distant holiday neighbour. The area is quiet and undisturbed, offering good opportunities for small-game hunting (wild boar, roe deer, fox, badger and lynx present). Ample self-sufficiency in firewood and timber from the land. New forest management plan from 2026 with a

forest value of approx. SEK 720 000. Plenty of mushrooms and blueberries in the area. An electricity line crosses the plot but approx. 200 m from the house, so it is neither visible nor intrusive.

Approx. 6 km to the large Lake Läen with bathing and fishing, approx. 8 km to Lessebo village with services and shops, and approx. 8 km to Kosta in the Kingdom of Crystal with its outlet store. Approx. 38 km from Växjö, approx. 60 km to Hanaslövsbacken near Alvesta, and approx. 80 km from Kalmar and Öland. Approx. 230 km from both Helsingborg and Malmö.

NOTE! The property is located in a sparsely populated rural area where acquisition permit is required from the County Administrative Board of Kronoberg County. Application fee of SEK 5,200 is payable by the buyer and is non-refundable in case of refusal. Normal processing time is approx. 30 days, and the transaction is of course conditional upon the buyer obtaining the necessary acquisition permit.