



Holiday home - Bögilts stugområde 147, Hishult

Holiday home from 1972 of approx. 42 m² with several terraces, continuously renovated and extended, with air source heat pump (2022) and wood-burning stove. Shared water in the area and drainage to approved closed tank and two-chamber well with infiltration. Guest cabin of approx. 12 m² with terrace of 20 m², garage approx. 15 m². 2,649 m² natural plot with forest, blueberries and large rhododendron. Last house on a side road in the area, no through traffic. 500 metres to Smedjeån, 5 km to bathing spot at Store Sjö. Approx. 70 km from Helsingborg. Video tour: https://youtu.be/GzjW_DDKZvg

Price 795,000 SEK max or bid



Property type	Holiday home	Number of rooms	3
Floor area	42 m ²	Plot area	2,649 m ²
Year built	1972 (extended 2005/2009)	Heating	Air source heat pump + wood stove + electric
Water & drainage	Shared water, closed tank + infiltration (approved 2024)	Energy rating	Not required

DESCRIPTION

Bögilts stugområde 147 at Hishult is a cosy and well-maintained holiday home, originally from 1972, which has been continuously renovated and extended, including bathroom and drainage in 2005 and an integrated and insulated conservatory in 2009. Three terraces so you can follow the sun all day at approx. 12 m², 6 m² and 4 m². The facades are timber, and the front of the house was painted in 2025, but the rest needs painting soon. The roof is a steel roof in good condition, the chimney is steel and approved by the chimney sweep in 2023. The house stands on pillars, which makes it easy to inspect. The windows are double-glazed, and the electricity is partially updated with automatic fuses and residual current devices, but some older porcelain fuses remain. Heating is provided by air source heat pump (2022, remote-controlled), direct electric heating and an efficient wood-burning stove with glass door (2005). The house is kept with background heating at 10 degrees all year round, which gives a fresh and healthy indoor climate. Water is shared in the area and is included in the annual fee of 1,000 SEK, which also covers maintenance and snow clearing of the roads. The

drainage is to a closed tank from the WC and a two-chamber well with infiltration for greywater from 2005, and the drainage was inspected and approved by the municipality in 2024.

Entry is via a new staircase and door to the insulated conservatory with timber panelling on walls and ceiling and vinyl on the floor. There is space for a dining table and a small sofa bed. The kitchen and floor structure in this part are new after water damage and include a fridge (2019), microwave, electric cooker (2020), sink and ample storage. The living room has timber flooring, celutex on the ceiling, wood-burning stove, extra long windows for beautiful light, dining area and sofa bed. Here you will also find the indoor unit of the air source heat pump. The bedroom has laminate flooring and space for a double bed; here too the floor structure and walls are new after the water damage. The bathroom (from 2005) in a small extension has wet room vinyl on floor and walls, WC, washbasin, shower, 60-litre hot water tank, mechanical ventilation, frost protection and there is an electric trace heating on the water pipe. Most furniture and other loose items can be purchased or included by agreement with the seller.

The plot also includes a guest cabin of approx. 12 m², formerly a construction shed and sauna, now fitted out with a bedroom, small entrance hall and a new small washing machine. The building has timber panelling, vinyl on the floor, electric heating and coupled windows, as well as a terrace of approx. 20 m². Some of the timber on the terrace needs replacing in the near future. The garage of approx. 15 m² has a new plastic roof (2024), electricity installed and space for a small car, tools or firewood.

The plot is 2,649 m² and consists mainly of natural land with forest, blueberries, lingonberries, heather, hazel and large rhododendron. A small lawn is located in front of the house, and paths lead to the various buildings. The property is secluded and undisturbed, beautifully framed by the forest. The access road is a small cul-de-sac with only a footpath passing by, no through traffic. Approx. 250 metres away runs a country road, but the distance and forest mean that the noise is barely noticeable. Only a few neighbours, but dense vegetation between the houses provides screening. The area is very scenic with approx. 500 m to the charming Smedjeån and approx. 5 km to a fine bathing beach at Store Sjö and the same distance to Oxhultasjön with the remains of the manor house ruin Sjöboholm. Approx. 3 km to Hishult village with the nearest shop and Hishult Art Gallery. Also approx. 3 km to the charming Kvarnen in Kornhult with good smørrebrød and homemade gelato in summer. Approx. 14 km to Gränsbygdens Köpcentrum, which has everything you need of both groceries, white goods, tools, building materials etc. Knäred is also approx. 14 km from the house with the outdoor bathing facility Flammabadet, the rivers Lagan and Krokån and the beautiful Prästaskogens nature reserve and Kvarnfallet in Krokån. Approx. 15 km to Härliga Hjørnered with several good bathing spots in Hjørneredssjöarna, canoe hire, free camping and hiking trails. Approx. 20 km to Vallåsen ski slope and Bike-Park on Hallandsås and approx. 15 km to Kungsbyggets Adventure Park with zipline and toboggan run in summer. Approx. 25 km to Skogaby Golf Club and approx. 30 km to the sea and Mellbystrand. Approx. 70 km from Helsingborg and approx. 130 km from Malmö.

SPECIFICATIONS

Address	Bögilts stugområde 147, 312 53 HISHULT
Property designation	Laholm Bögil 1:47
Plot area	2,649 m ² , freehold
Water & drainage	Shared water (included in annual fee of 1,000 SEK). Drainage to closed tank (WC) and two-chamber well with infiltration (greywater from 2005), approved by the municipality in 2024.
Planning regulations	Building plan: Bögil 1:8 mfl. 1968-10-03. Ref. 13-HIS-640. Implementation period has expired.
Easements, joint ownership etc.	Member of the Bögil 1:8 Interest Association, which owns the roads and land around the cabin area and manages shared water, road maintenance and snow clearing. Costs 1,000 SEK/year.
Mortgage deeds	3 in total, amounting to 225,000 SEK

Building type	1 storey	Year built	1972 (extended 2005/2009)
Facades	Horizontal timber cladding	Frame	Timber
Foundation	Pillars	Floor structure	Timber
Windows	Double-glazed	Roof	Steel
Heating	Air source heat pump, wood-burning stove and direct electric	Ventilation	Air source heat pump and natural ventilation
TV & broadband	5G coverage approx. 27 Mbit/s down / 5 Mbit/s up (Telenor). Alternative: Starlink satellite (hardware 3,990 SEK, monthly 349-749 SEK).		

Valuation (2024)	Total 775,000 SEK (residential buildings 517,000 SEK, land 258,000 SEK)
Running costs (approx.)	Electricity 6,000 SEK, water/drainage 1,500 SEK, refuse 1,979 SEK, association 1,000 SEK, insurance 3,646 SEK, chimney sweep 500 SEK = 14,625 SEK/year + property tax 5,812 SEK
Electricity consumption	1,000 kWh/year (Södra Hallands Kraft)

Insurance

Full value with If

CURRENT OWNER

Karl Tomas Folke Brandt

CONTACT

Responsible estate agent
Jens Christian Nielsen
Registered estate agent
Tel. 070 920 3483
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Directions: GPS coordinates: N 56° 25.6858', E 13° 22.1103'. Use e.g. www.hitta.se for directions.

Other information: The property price is a 'max price', i.e. there will be no bidding above this price. It is permitted to bid below, but there may be bidding up to the max price. Read more at <https://www.oedegaarde.dk/Kopa/S13270>.