

Detached main building from around 1880, which has been in the same family for 12 generations! "Oskar's house" is approx. 190 m² and on two full floors. Detached terrace of approx. 30 m² with wood-fired hot tub for 8 people. The house is in good condition with an air source heat pump, fireplaces and supplementary electric heating. Some painting and replacement of some cladding panels is needed. Very good rental opportunities and possibility to buy the only neighbouring house - "Melker's house" of approx. 121 m² with its own freehold plot of 4 902 m² - total 18 beds, if both houses are purchased. Water from shared drilled well and shared approved sewage system. Insulated guest cabin of approx. 9 m² belongs to the plot of Melker's house. Outbuilding approx. 15 m² and woodshed of approx. 6 m² belong to Oskar's house. Garden and natural plot with visible rocks on 3 845 m² with high, scenic and completely secluded location in the forest. No through traffic on the gravel road. Approx. 1 km. to Kyllås ski slope and approx. 2,5 km to Kyllsjön with wilderness village that can be rented. Approx. 10 km to bathing place at Långasjön. Approx. 210 km from Helsingborg.

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

Price: SEK 1 845 000 (approx. EUR 170 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5LVCU9NKT8DBBA32>

Kyllås Sörgården 1, "Oscar's house", is a spacious and well-maintained house of approx. 190 m², built around 1880 and continuously maintained and updated. Cozy veranda with decorative woodwork from 2024. The roof is concrete tiles from 2021 with new sheet metal around the chimney, as well as a roof ladder in accordance with the chimney sweep's requirements. The cladding panels are mainly in good condition but need painting and some boards on one gable need replacing due to previous climbing plants. The windows are older coupled double glazing that would need scraping and painting. The electrical system is updated with automatic circuit breakers and residual current device. Water from drilled well at 70 m and sewage to three-chamber well with infiltration (both shared with the neighbouring house). Heating via air source heat pump and additionally there is an open fireplace with efficient insert in the living room and direct-acting electric heating. Entrance from the veranda via double doors to hallway with laminate flooring and wood panelling in the ceiling. Newer toilet with wet room mat on the floor, WC and sink. Large living room with wide plank flooring, wood panelling in the ceiling, large open fireplace with insert and stairs to the upper floor. Large country kitchen (renovated approx. 2018) with dining area, laminate flooring, wood panelling in the ceiling, sink, induction hob, extractor hood, oven, wood stove, dishwasher (2025), fridge/freezer and plenty of storage. Laundry room with wet room mat, newer water pipes (with heating cable), older but functioning washing machine and 150 liter water heater. Pantry. Kitchen entrance in extension with extra dining area, fuse box and microwave. Dining room in open connection with the kitchen with parquet flooring, wood panelling in the ceiling and the air source heat pump's indoor unit. Bedroom or office with parquet flooring, wood panelling in the ceiling, single bed and wardrobe. On the upper floor there is a spacious hall with wide planks on the floor and in the ceiling and an inspection hatch to the attic. Newer bathroom with wet room mat on floor and walls, WC, sink, shower, mechanical ventilation and a storage room. Large bedroom with wood flooring, wide plank in the ceiling, double bed, wardrobes and an older open fireplace (not in use, bricked up). Smaller bedroom with wood flooring, wide planks in the ceiling and double bed. Smaller bedroom with wood flooring, wood panelling in the ceiling, single bed and wardrobe. Smaller bedroom with wood flooring, wood panelling in the ceiling and two single beds. Fire protection, escape ladders and synchronized smoke alarms are installed. Some furnishings can be purchased or included, according to wishes and agreement with the seller.

In addition to the house, there is a tool shed of approx. 15 m² with sheet metal roof and electricity connected. Woodshed of approx. 6 m². Detached terrace with large wood-fired hot tub with space for 8 people.

3 845 m² (freehold) garden and natural plot, completely secluded and high location on the highland, surrounded by mixed deciduous forest, visible rocks, open grass areas and approx. 300 metres above sea level. The only neighbour is "Melker's house", which can be chosen to buy at the same time, if desired. Apart from that, the nearest neighbour is approx. 250 m away as the crow flies and the next nearest is 1 km from the houses, so it is truly quiet and peaceful here! Small gravel road leads up to the property and there is a barrier for the road, so no through traffic, only the property owner and their guests have access. Road association exists which handles maintenance and snow clearing and the cost is approx. 2-3 000 SEK/year depending on snow amount. Approx. 1 km. from the house to Kyllås ski slope with lift and warming hut, which is run by a local association. The slope is 450 m. long and drop height of 75 m. They have snow cannons, so you can ski every year and there are also good opportunities for cross-country skiing. Approx. 2,5 km to Kyllesjön with the private wilderness village, with wind shelter, pizza oven, campfire site, bathing jetty etc. This can be rented if desired, but it is also possible to get down to the lake at other places. There is opportunity to agree on boat place at the lake, after agreement with the seller. Approx. 10 km to municipal bathing place with sandy beach at Långasjön. Approx. 1,2 km to very good hiking opportunities on Höglandsleden. Approx. 12 km. to Skillingaryd village with nearest shops and approx. 20 km. to Vaggeryd. Approx. 20 km to magnificent Store Mosse National Park and approx. 30 km. to both Isaberg Mountain Resort and to wild-west land High Chaparral. Approx. 55 km. from Jönköping, approx. 210 km. from Helsingborg and approx. 265 km. from Malmö.