

Cottage with origins from around 1850, extended and modernised over the years to current year-round standard. Living space approx. 116 m² on one level with four bedrooms and several living areas. The house is well insulated, has a new metal and felt/bitumen roof from 2023 and was repainted in 2022–2023. Water from a private dug well that has worked well, and new approved drainage is being installed by the sellers. Heating via air-source heat pump (another one exists but is not fully installed), several wood-burning stoves and electric heating. Barn of approx. 85 m² requiring renovation, two insulated guest cottages of approx. 10 m² each with electricity and a simple kitchen between them of a further approx. 10 m². “Grill house” adjacent to the guest cottages. Carport-style building with space for two caravans. 3,383 m² natural plot in a completely secluded location at the end of a side road off a gravel track with mixed woodland, dry-stone walls and several outdoor seating areas. Only 100 metres to Roknasjön, approx. 2 km to a bathing lake and approx. 20 km to Bolmen. Approx. 115 km from Helsingborg.

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

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

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5MS4ACGUDALS22LB>

Priseboda Vekadal 1 near Lidhult is a cottage with origins from the mid-1800s that has undergone extensive alterations and extensions (most recently 2013) and today meets year-round standard with good insulation, a new metal/felt roof from 2023 and relatively recent repainting (2022–23). Approx. 116 m² of living space and a terrace of approx. 35 m², of which approx. 15 m² is covered. The windows are coupled double glazing, but there are insulated windows in the barn if you wish to replace them. Water is taken from a private dug well that has only run dry once in 30 years during extreme drought, and new approved drainage is being installed by the sellers at their expense. Heating consists of air-source heat pumps (app-controlled from 2024) and a further air-source heat pump that is not yet fully installed and not in operation. In addition, there is an efficient wood-burning stove in the kitchen with a mechanical fan that distributes the heat, a smaller wood-burning stove in the dining room and another very efficient wood-burning stove in the hall connected to an old flue pipe stove. Chimney and fireplaces are regularly inspected by a chimney sweep. Entrance from the covered part of the terrace into a small hall with laminate flooring. Further into a larger hall with another door to the terrace, worktable, half-height panelling on the walls, laminate flooring and spotlights in the ceiling. Another small hall with door to the pantry and fuse box with circuit breakers. Stairs to an attic for storage. It can be fitted out, but the ceiling height is only approx. 1.85 m in the middle, so it will mainly serve as a sleeping loft or similar. Ceiling height on the ground floor varies from approx. 1.90 m at the lowest to a little over 2 m. Spacious country kitchen with dining area, laminate flooring, kitchen units from 2016 with wooden worktop, sink, electric oven, gas hob, extractor hood, microwave, dishwasher, fridge/freezer and a “Skovovn 6305” wood-burning stove with hotplates. Dining room with wooden floor, half-height panelling on the walls, dining area, built-in cupboards and an “Andersen” wood-burning stove. Large hall with laminate flooring, timber panelling on the walls, efficient “Heta” wood-burning stove and several small, illuminated niches as well as a hidden room in the wall. Bedroom 1 with 1½ bed, laminate flooring and timber panelling on part of the walls (not completely finished). Bedroom 2 in the same style with 1½ bed, laminate flooring, spotlights in the ceiling and wardrobe space. Living room with new laminate flooring (2024), spotlights in the ceiling, timber panelling on the walls and the indoor unit of the air-source heat pump. Door out to a fully integrated insulated conservatory with laminate flooring and double-glazed windows and from there a door further out onto the terrace. Hall/workroom with laminate flooring, built-in cupboards and air-source heat pump no. 2 (not in operation). Small bathroom with tiled floor with a loose mat on top, half-height panelling on the walls except in the shower, timber panelling with spotlights in the ceiling, WC, washbasin, shower and mechanical ventilation. Bedroom 3 with laminate flooring and 1½ bed. Larger bedroom 4 with double bed, wardrobe, laminate flooring and half-height panelling on the walls. The house also has a small cellar with washing machine, water

pump (2023), hot-water cylinder, extra fridge/freezer and an old fireplace (not in use). Most furniture and other loose items can be purchased additionally or included according to wishes and agreement with the sellers.

Beyond the house there is a barn with substantial renovation needs of approx. 85 m². The roof consists partly of eternit and partly of plastic, and the cladding panels are in poor condition. Electricity is connected, there is a workshop and plenty of space for storage and hobby activities. Two insulated guest cottages of approx. 10 m² each with two bunk beds in each and a simple kitchen between the guest cottages of approx. 10 m² and a simple "bath house" for summer use. Adjacent to the guest cottages is a "grill house" with a griddle, grill and a wood stove. The chimney is an old downpipe and not approved for use. In addition, there is a carport-style building with space for two caravans and a small dining area under cover as well as a small storage room under the roof between the caravans. The plot also contains an earth cellar, an outside toilet and a tent with space for further storage. There is also a small shed, but it belongs to the neighbour and is not included.

3,383 m² (freehold) completely secluded natural plot at the end of a side road off a gravel track with no neighbours within a 500 m radius. The plot is undulating and surrounded by mixed woodland, a birch grove and beautiful dry-stone walls. There are several outdoor seating areas, both open and under cover, as well as paths and seating in different compass directions. The area is very scenic and quiet with good opportunities for bathing, fishing, hiking and berry picking. Only 100 metres to Roknasjön, although it is difficult to get down to as the area around the lake is marshy, but it is approx. 2 km to Transjön with bathing and boat mooring and approx. the same distance to Kölsjön with boat mooring and a small shelter. Approx. 4.5 km to Kvarnsjön, approx. 8 km to Askaken bathing beach and Lidhultsåsen nature reserve and approx. 11 km to Sandsjön and Årshultamyren nature reserve as well as the municipality's highest point "Hunnsberget". Approx. 19 km to a fine bathing beach at Bolmen near Torarp and approx. 20 km to another fine bathing beach at Bolmen near Odensjö. Approx. 6 km to Lidhult village with the nearest shop and approx. 39 km to both Ljungby and Halmstad. Approx. 115 km from Helsingborg and approx. 170 km from Malmö.