

Detached villa from 1932 offering 105 m<sup>2</sup> plus an 8 m<sup>2</sup> cellar room in excellent, well-maintained condition with great charm. Municipal water and drainage. Air-source heat pump, wood and electric heating. Guest house renovated in 2011 (32 m<sup>2</sup>) and newer guest house from 2021 (25 m<sup>2</sup>). 1,319 m<sup>2</sup> garden plot in the small village of Alsjöholm. 700 m to Alsjösjön and 5 km to Björnasjöbadet. 240 km from Helsingborg.

Video Tour: <https://youtu.be/1s8S6tKLUDc>

Price: SEK 1 750 000 (approx. EUR 162 000)

Description: <https://www.oedegaarde.dk/Beskrivning/OBJ5NV28F333XVJZXW6V9>

Alsjövägen 7 near Nybro is a characterful country villa built by architects from Stockholm in 1932, offering 105 m<sup>2</sup> of living space plus an 8 m<sup>2</sup> cellar room. Originally constructed as two apartments, it has been converted into a single house. Everything is in excellent condition and has been updated over the years, making it suitable for both year-round and holiday use. The roof has newer concrete tiles from 2011, and, thanks to the mansard roof, there is plenty of space on the upper floor. The bathroom dates from 2014 (renovated 2022) and there is an extra toilet from 2016. Municipal water and drainage. New IKEA kitchen from 2021 with a 100-litre hot-water cylinder. Wood-burning stove from 2011, a beautiful white porcelain tiled stove (approved) and an open fireplace on the upper floor (chimney and fireplaces, except the open fireplace, are inspected and swept annually). The electrics have been checked and largely replaced with circuit breakers and an RCD. In addition to the fireplaces there is a good air-source heat pump from 2019, and on the upper floor there is some direct-acting electric heating. All windows except those in the hallways were replaced with insulated units in 2021. Most floors are painted wooden floors, and the walls and ceilings feature timber panelling or visible stained plank construction.

Entrance from the courtyard side into a cosy hall with ample cupboards and approx. 3 m ceiling height. Toilet with WC and washbasin (2016) and pantry. Spacious country kitchen (2021) with sink, electric cooker with ceramic hob, extractor hood, oven, dishwasher (2022), fridge and freezer, and an open archway into a charming dining room with the indoor unit of the air-source heat pump and an efficient wood-burning stove with glass door. Hall (originally two doors, one now blocked and the remaining one new from 2022) with stairs to the upper floor. Cosy living room with a beautiful white porcelain tiled stove. Bedroom 1 with a double bed. On the upper floor there is a spacious landing and a small study with a small dormer, which could also be used as a nursery. Bedroom 2 with a double bed, dormer, vent for heat distribution and built-in wardrobe. Bathroom with WC, washbasin, bath with shower, mechanical ventilation and washer/dryer (2022). Bedroom 3 with a double bed, open fireplace (functional but not in use) and wardrobes in the eaves. Some furniture and other loose items can be purchased additionally or included according to wishes and agreement with the seller.

Beyond the house there is a former yoga hall converted into its own building of approx. 32 m<sup>2</sup>. The building was renovated in 2011 and has a good concrete-tiled roof from the same year. The space is insulated and has a nicely painted wooden floor, and there is an air-source heat pump for heating (2018). The building is currently used as a guest house but could serve many other purposes, such as a home office, studio or play/games room. In addition, there is a newer (2021) guest cottage of approx. 25 m<sup>2</sup> with a metal roof. It has a simple pantry with an electric cooker, fridge and sink, but water is supplied from a container and operated by a foot pump (not connected to main water). Composting toilet. Living room and bedroom in open plan. Wooden floor and electric heating. Some skirting and finishing work is still needed around a couple of windows. Finally, there is an outbuilding of approx. 10 m<sup>2</sup> attached to the main house with space for tools and equipment.

1,319 m<sup>2</sup> (freehold) garden plot in the small village of Alsjöholm with around 50 residents. A small village road runs through the community with very light local traffic that causes no significant

disturbance. There are of course neighbours to the sides and across the road, but in summer the vegetation is dense, and it is not particularly noticeable. Behind the house you step straight into the forest, and it is approx. 700 m to the nearest lake, Alsjösjön. The lake is mostly overgrown, so it is not a bathing lake, but it offers beautiful nature and a lot of birdlife. The plot has several large, raised beds with organic soil, making it perfect if you wish to grow some produce for self-sufficiency. The inner courtyard is screened and paved with stone slabs. The atmosphere on site is really cosy, and the wider area also offers many nature experiences. Approx. 5 km to the nearest bathing beach "Björnasjöbadet" in Lake Hultebräan, where there are also good walking opportunities on the Dackeleden trail. The house is located right in the heart of the Kingdom of Crystal ("Glasriket"), so there is plenty to see for glass enthusiasts. Approx. 8 km to Påryd with an ICA supermarket, a charming café and an outdoor swimming pool. Approx. 15 km to Nybro with most amenities, including a bathing beach at Linneasjön and a small ski slope, Svartamålabacken. Approx. 17 km to Nybro Golf Club, approx. 32 km to the sea at Sandvik and approx. 38 km to Kalmar and the bridge to Öland. Approx. 240 km from Helsingborg and approx. 245 km from Malmö.