

Country villa from 1946 offering approx. 100 m<sup>2</sup> plus basement. The house is clad with brick-imitation panels, but it is a solid timber construction behind. The house has stood empty for a long time and has substantial renovation needs, but there is working electricity and potable water. Drainage to a simple stone cesspit (not approved). Old hydronic heating system, which is not functioning today. Two outbuildings of approx. 50 m<sup>2</sup> each, one with a fitted guest room and the other with a workshop. 2,277 m<sup>2</sup> newly subdivided plot in a completely secluded and scenic location, with no neighbours within 200 m. Opportunity to rent wild boar hunting if the buyer wishes. Approx. 2.5 km to bathing spot at Hålsjön near Drängsered. Approx. 125 km from Helsingborg.

Video Tour: <https://youtu.be/qQQilmqvUX4>

Price: SEK 549 000 (approx. EUR 50 000)

Description: <https://www.oedegaarde.dk/Beskrivning/OBJ5NWPNR233XVZFKL9FN>

Dämhult 101 near Kinnared and Drängsered is a country villa from 1946 offering approx. 100 m<sup>2</sup> of living space + approx. 56 m<sup>2</sup> in the basement. The house has very substantial renovation needs, but it has a solid timber construction with brick-imitation cladding on the outside, so it is not a brick house. Wood cladding panels are present behind, but their condition is uncertain. The roof has eternit sheets that are watertight but need moss removal and a couple of sheets re-laid. In the longer term the roof should be replaced, and a metal roof could advantageously be laid on top. Wooden floors throughout the house are generally in good condition as they have been protected under vinyl flooring. Wood planks is also present in the ceilings under masonite/stretched paper, if one wishes to expose them again. The windows are coupled double glazing with good core timber, but all windows need scraping, painting and re-puttying if kept, or alternatively replacing. There is a hydronic system with old radiators and an oil/wood combination boiler in the basement from 1976, that is not in operation, and it is probably not worth trying to repair. For holiday use, one or two air-source heat pumps could be installed instead, in combination with installing an efficient wood-burning stove in the living room. For planned permanent residence, one can choose to renovate or replace the hydronic system and possibly install an air-to-water heat pump. Cold water is connected with functional plumbing from a private dug well that has recently been cleaned and has good water inflow, with a new analysis from 2026 showing potable water (note regarding pH value, alkalinity and carbonic acid). Drainage to a simple stone cesspit (not approved). The electrical installations are old but functional with an active subscription.

The house consists of a hall with wooden floor, old wallpaper and stairs to the basement plus a small room with washbasin. Spacious country kitchen with wooden floor, sink, many cupboards, old refrigerator, old electric cooker and extractor hood (function unknown) plus a spacious pantry. Dining room with wooden floor. Living room with wooden floor and space to install a wood-burning stove if desired. Hall with stairs to the upper floor and wardrobe. On the upper floor there is a small landing with wooden floor, a simple kitchen with wooden floor, sink with cold water (function unknown), old wood stove (not in use) and double pantry cupboards. If one does not need two kitchens, this room can advantageously be converted into an additional bedroom or bathroom. Bedroom 1 in a dormer with wooden floor. Bedroom 2 with wooden floor and several spacious eaves areas that can be integrated for additional floor space. Full basement with ample storage space, large boiler room and workshop with the old boiler, oil tank, workbench, fuses, two old chest freezers (function unknown) and functional water installation with water pump and pressure tank. Old laundry room with very old washing machines (function unknown). Very spartan bathroom with bathtub. There is no toilet and never has been in the house; instead, there is an outside toilet in the outbuilding.

Beyond the house there is an outbuilding of approx. 50 m<sup>2</sup> with an old eternit roof that has holes which have been makeshift patched with a tarp. In this outbuilding there is a garage, a hall with very poor flooring that has partly collapsed and a guest room with wooden floor, wood stove and

wardrobe. A further outbuilding of approx. 50 m<sup>2</sup> with a metal roof, garage/workshop, outside toilet and a room where the wooden floor has collapsed (the rest has a concrete floor). At the rear there is a woodshed that has collapsed but with a good amount of firewood remaining.

2,277 m<sup>2</sup> (freehold, newly subdivided) natural/garden plot in a completely secluded location in the forest with over 200 m as the crow flies to the nearest neighbour. A minor country road passes the plot with very light local traffic. The road is cleared of snow in winter, so it is easy to reach all year round. The plot consists of lawn and mixed deciduous woodland and has not been maintained for many years. The plot is also surrounded by predominantly deciduous woodland, and plenty of light and air reaches the house, giving the site a really pleasant atmosphere. If the buyer wishes, there is the opportunity to rent wild boar hunting on the seller's land right next to the house. Approx. 1 km from the house to Hylte lake and approx. 2.5 km to a fine bathing spot with bathing jetty, diving tower and changing rooms at Hålsjön near Drängsered. Approx. 3 km to very good walking opportunities on the Hallandsleden trail. Approx. 11 km to Torup village with shops, another bathing spot at Sjögårdssjön and fine walking opportunities around the beautiful Bosgårdsfallet waterfall. Approx. 13 km to the large Lake Fegen with several bathing spots and nature reserve. Approx. 30 km to famous shopping at GeKås in Ullared. Approx. 43 km to the sea at Falkenberg and approx. 50 km to Halmstad. Approx. 70 km to the Isaberg Mountain Resort ski slope and roughly the same distance to the Wild West park High Chaparral. Approx. 125 km from Helsingborg and approx. 185 km from Malmö.