

Cottage with origins from around 1910 offering approx. 125 m<sup>2</sup> in fine renovated condition. Heating via air-source heat pump, wood-burning stove and electric heating. Dug well that has never run dry and drainage to a three-chamber septic tank with infiltration from 2021. Barn of approx. 60 m<sup>2</sup> plus loft and an outside toilet. 2,614 m<sup>2</sup> secluded and undisturbed natural plot surrounded by meadows and predominantly deciduous woodland. Approx. 3.5 km to Skavsjön. Approx. 110 km from Helsingborg.

Video Tour: <https://youtu.be/dCIsFzYFw8I>

Price: SEK 1 795 000 (approx. EUR 164 000)

Description: <https://www.oedegaarde.dk/Beskrivning/OBJ5NXWW6C33XVJ5RTRF4>

Tågabo Solbacken near Simlångsdalen is a cottage from around 1910, built in horizontal timber and continuously renovated, particularly between 2010–2015. The front has received new cladding panels and additional insulation, while the other façades have older cladding that would benefit from scraping and painting. The roof is a good concrete-tiled roof and the chimney and fireplace in the living room are approved and regularly inspected by a chimney sweep. The wood stove in the kitchen works but is not in use and has not been swept recently. The electrical system has been checked and largely replaced with circuit breakers and an RCD. Small cellar space with water connections and storage. The entrance is spacious with tiled floor, half-height panelling, wallpapered walls and masonite in the ceiling. Here there is an oil-filled radiator and a small cleaning cupboard under the stairs, where the electrical panel is also located. On the ground floor there is a bedroom with wooden floor, timber panelling in the ceiling, electric heating, vent and wardrobe. The living room is generous and has wooden floor, masonite ceiling and exposed timber walls that clearly show the house's original construction. The room accommodates both a TV corner and dining area, an efficient Handöl wood-burning stove and an air-source heat pump from 2020. The heat pump works but has a bearing that is noisy and will need attention or replacement. The kitchen is cosy with wooden floor, timber panelling in the ceiling, half-height panelling and wallpaper on the walls, double patio doors lead directly out to the garden and provide beautiful views over the meadows. The kitchen is equipped with a dining area, dishwasher, microwave, sink with wooden worktop, electric cooker, extractor hood, ample cupboards as well as fridge and freezer. Under the dishwasher there is no drip tray. There is also an older enamelled wood stove, which is not used today but is said to work, plus an older kitchen boiler that was previously connected to a hydronic system, now removed – it is not in operation. Adjacent to the kitchen is a kitchen entrance with tiled floor and storage space. New toilet with WC, washbasin and tiled floor. The space is not wet-room classified but is used only as a toilet, and the final finishing will be carried out by a plumber before takeover. On the upper floor one is met by a spacious landing around the chimney with plank flooring, and the area can for example be used as extra sleeping space or a living area. The bathroom has wet-room matting on floor and walls as well as WC, washbasin, shower, washing machine, electric heating and mechanical ventilation. Further on there is a smaller bedroom with laminate flooring, electric heating and space for two single beds. The larger bedroom with double bed, plank flooring, timber on walls and ceiling, electric heating and vent. Most 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 barn of approx. 60 m<sup>2</sup> plus loft with an older type of eternit roof. The building contains a small garage, woodshed and a workshop room with the old wash boiler preserved with its chimney (not in use). Stairs to the loft for additional storage. Behind the barn there is an attached outside toilet.

2,614 m<sup>2</sup> (freehold) garden/natural plot in a completely secluded and undisturbed location by a small gravel road, surrounded by grassy meadows and mixed woodland with predominantly deciduous trees. The nearest neighbour is around 200 metres away with woodland in between, providing a screened and peaceful setting. Parts of the plot are fenced to keep wild boar out. From the house

there are beautiful views over meadows, woodland and dry-stone walls. The road is maintained by a local road association and cleared of snow in winter. The area offers fine opportunities for bathing, fishing and hiking. Skavsjön lies approx. 3.5 km away, Hagasjön approx. 5 km, Sandsjön approx. 6 km and the bathing spot at Mjålasjön approx. 7 km. The Hallandsleden trail is approx. 5 km from the property and the Tingsvägen walking trail passes by the road. Simlångsdalen, Torup and Oskarström are within approx. 16–18 km, and Rydö Golf Club is approx. 17 km away. Approx. 35 km from Halmstad, approx. 110 km from Helsingborg and approx. 165 km from Malmö.