

Villa/holiday home from 1972 offering approx. 96 m² with air-source heat pump, open fireplace with insert and electric heating. Drilled water well with plentiful supply and drainage to a new mini treatment plant completed in 2025. Guest-house from 1972 with its own kitchen, bathroom and air-source heat pump of approx. 52 m², plus the same amount in the basement. Garage/carport/outbuilding approx. 50 m². 3,776 m² garden/natural plot in a high, secluded and undisturbed location in predominantly deciduous woodland. Approx. 14 km from Örkelljunga and approx. 45 km from Helsingborg.

Video Tour: <https://youtu.be/TXLKNiB2jKE>

Price: SEK 1 650 000 (approx. EUR 150 000)

Description: <https://www.oedegaarde.dk/Beskrivning/OBJ5P2W2C733XV4LCR5VP>

Brekillevägen 344 & 346 in Össjö is a villa from 1972 on a high natural plot in the forest. The house is currently used as a permanent home but is also well suited as a holiday home. It comprises approx. 96 m² and is built with a façade combining brick and timber. The windows are partly insulated and partly coupled double glazing. The roof is a newer felt roof in good condition, with one section completely new from 2026 and the other from around 2024. The bargeboards would benefit from scraping and painting, and there is some general maintenance needed, but nothing appears urgent. Heating is provided by air-source heat pumps, direct-acting electric heating and an open fireplace with insert in the living room. The chimney and fireplace were inspected and approved by a chimney sweep in June 2026. The water supply is well organised via a drilled well from 2018, 121 m deep, with a stated capacity of approx. 1,020 litres per hour and water of potable quality. Drainage consists of an approved mini treatment plant with infiltration to a stone cesspit, completed in 2025. Entrance is via an extension conservatory from 2017 with tiled flooring and sliding glass panels, providing a sheltered space that extends the season. Inside is a hall with vinyl flooring and timber panelling in the ceiling. A large bedroom with vinyl flooring, double bed, wardrobes, electric heating and access to a small, paved patio at the rear of the house. A large hallway/passage with vinyl flooring, additional wardrobes and the air-source heat pump. There is potential to create an extra bedroom relatively easily by installing a couple of partition walls. The bathroom was renovated in 2013 and has wet-room matting on floor and walls, WC, washbasin, shower, washing machine, tumble dryer (2018) and mechanical ventilation. A spacious IKEA kitchen from 2019 with laminate flooring, sink, ample cupboards, dishwasher, oven, induction hob, extractor hood, microwave and fridge/freezer. The living room is large and bright with sandable parquet flooring and an open fireplace with insert (approved 2026). Adjacent to the living room is an extension dining area with laminate flooring, insulated glass windows and a fine view over the garden. A small cupboard with fuse box and stairs down to a small cellar room with water installations. Some furnishings can be purchased additionally or included according to wishes and agreement with the seller.

Beyond the house there is a self-contained guest house, also from 1972, offering approx. 52 m² of living space plus a basement of roughly the same size. The building can be used immediately but would benefit from cosmetic renovation both inside and out. Good letting potential if desired. The guest house has an entrance with vinyl flooring. A simple kitchen with newer laminate flooring, electric cooker with ceramic hob, sink, fridge/freezer and ample storage. The windows are coupled double glazing. The living room is spacious, with a dining area in a small bay window, built-in wardrobe, inspection hatch to the loft and access to a covered terrace of approx. 15 m². The terrace has seen better days but could become a pleasant, sheltered spot with views towards woodland and landscape, and with more glass panels could be developed into a proper conservatory. The guest house also has an older bathroom with wet-room matting on floor and walls, WC, washbasin and shower. The surfaces are older and worn but everything works. A large bedroom, which could potentially be divided into two smaller rooms if needed. There is also damp damage around one window that needs attention. The basement is accessed from outside, as the previous internal staircase is blocked off, but the staircase itself remains. The first part of the basement has a concrete

floor and workshop space with windows above ground level. In the remaining areas there is an older floor construction with chipboard and insulation in poor condition that should be removed; underneath is a concrete floor. There is ample space for storage, workshop or hobbies. The basement also contains the electrical panel, an older wood-burning stove that is not connected, and a room with a hot-water cylinder. At the entrance there is a garage, carport and outbuilding totalling approx. 50 m² under cover, with space for a car, firewood, tools, machinery and storage. There is also a small summerhouse on the plot that also needs renovation.

3,776 m² secluded, undisturbed and elevated garden and natural plot on a small ridge, surrounded primarily by deciduous woodland. There is lawn, stone features, walls, steps, paths, large rhododendrons and other shrubs, all contributing to the pleasant atmosphere on site. The location is very peaceful; the small road below has virtually no traffic and the nearest neighbour is approx. 100 metres away without being visible or intrusive. The surroundings offer mixed woodland and fine nature in the immediate area. Approx. 1.5 km to a motorhome site and small pond at Persköp. Approx. 7 km to Woodlands Country Club golf course, and it is approx. 10 km to the lakes Rössjön and Västersjön. Approx. 14 km to Örkelljunga and the bathing beach at Hjälmjön. Approx. 23 km to Ängelholm and the sea, as well as approx. 25 km to Vallåsen Bike Park and ski resort on Hallandsås and roughly the same distance to Kungsbygget Adventure Park with summer toboggan run, zipline, climbing trail etc. Approx. 45 km from Helsingborg and approx. 100 km from Malmö.