

Country house from 1935 offering approx. 135 m<sup>2</sup> plus a cellar of approx. 22 m<sup>2</sup>. Heating via a wood-burning stove in the kitchen; several tiled stoves exist but are not in use. Drilled well with good water at 110 m and drainage to a three-chamber septic tank with infiltration from 2012. Garage/guest house from 2000 of approx. 60 m<sup>2</sup> plus an outbuilding of approx. 10 m<sup>2</sup>. 5,044 m<sup>2</sup> secluded garden/natural plot, approx. 6 km to a bathing lake. Approx. 125 km from Helsingborg.

Video Tour: <https://youtu.be/4WcMLp8va1A>

Price: SEK 1 395 000 (approx. EUR 126 000)

Description: <https://www.oedegaarde.dk/Beskrivning/OBJ5NJW92833XVRQPBCFC>

Kammarebo 202 near Torup is a country villa from 1935 offering approx. 135 m<sup>2</sup> of living space plus a smaller cellar of approx. 22 m<sup>2</sup>. In addition, there is a raised terrace of approximately 20 m<sup>2</sup> on the side of the house. The house is older and of a simpler standard, but functions well and can be further developed over time. Good metal roof from around 2005 and the house has a solid construction. The façade would benefit from painting, and the roof ladder needs to be better secured with anti-slip protection fitted, according to the chimney sweep's health and safety requirements. Heating is provided by an efficient wood-burning stove in the kitchen. In addition, there are three genuine porcelain tiled stoves, although they are not in use and need pressure testing and renovation before use. Installation of an air-source heat pump is recommended for extensive winter use or for background heating. The windows are single glazing with inner panes. The electrics have been partly updated, including a replaced fuse box with circuit breakers and an RCD and a number of new cables and sockets, although some older sockets remain. Water comes from a drilled well of approx. 110 metres with an approved water test. Drainage is a three-chamber septic tank with an infiltration system from 2012. The entrance is reached via a small veranda and leads into a spacious hall with wooden flooring, timber panelling on the walls and ceiling, and a solid staircase to the upper floor. The front door is of a simpler older type and is not insulated. Living room with wooden floor, wide planks in the ceiling and a beautiful porcelain tiled stove. Another room currently used as a bedroom, but which can also function as a dining room. Here there is wooden flooring, half-height panelling on part of the walls, wide planks in the ceiling, good ceiling height and a newer double patio door with direct access to the rear of the house via steps. There is also a porcelain tiled stove here, which is not in use but gives the room a great deal of character. The kitchen is a spacious country kitchen with wooden floor, timber panelling in the ceiling, dining area, half-height panelling and a sink with a wooden worktop at a slightly lower height. The kitchen equipment is basic, including a single electric hob plate, grill oven, microwave and a refrigerator in a corner cupboard. There is plenty of space to install a proper electric cooker if desired. In the kitchen stands the house's functioning wood-burning stove of the Andersen brand, with a flue in the chimney and stated to have been inspected and approved by a chimney sweep. Kitchen entrance with wooden floor, timber panelling on the walls and ceiling and stairs down to the cellar. In the cellar there is newer plumbing, a hot-water cylinder and the electrical panel. On the ground floor there is also a simple WC room with toilet, washbasin, wooden floor, timber walls and visible timber construction. The upper floor is reached via a solid staircase and has a spacious, furnished landing with continued good ceiling height, exposed beams and some built-in storage. The bathroom has wooden flooring, half-height panelling, washbasin, WC and a shower cubicle with a base. The room is not constructed as a wet room to current standards, which should be noted, but it functions well as it is. Bedroom in the dormer with wooden floor, timber in the ceiling and a double bed. Larger bedroom with wooden floor, planks in the ceiling, double bed and here a previous eaves area has been integrated for greater volume. There is also another tiled stove here, also not in use. Next to it is a small nursery-style room fitted out in the other eaves area. 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 an outbuilding/garage of approx. 60 m<sup>2</sup> from around the year 2000. The building is used partly as a garage/workshop and table tennis area, and part of the outbuilding has a

started conversion into a guest room. In the guest section there is raw concrete on the floor, masonite on the walls, a double bed, a simple dining area, a sink (water not connected) and basic kitchen cupboards as well as a patio door out to a smaller terrace of approximately 6 m<sup>2</sup>. There is also a wood-burning stove here, but the flue pipe goes directly out through the wall, and the installation is not approved by a chimney sweep. There is also a small room with a WC, but the drainage runs out into the forest and is not approved. The building has potential as a workshop, garage, storage or a more organised guest area, but certain solutions should be updated. On part of the metal roof a tree has stood too close and damaged the roof and underlying battens, which is why some lengths of metal roofing and battens should be replaced. Further down the plot there is another outbuilding of just over 10 m<sup>2</sup> with a metal roof, a workbench and plenty of storage space for, for example, garden tools, a lawnmower, outdoor furniture and materials.

5,044 m<sup>2</sup> (freehold) garden and natural plot in a completely secluded and undisturbed location in the forest. No visible neighbours with approx. 120 m as the crow flies to the nearest. A really pleasant atmosphere on site and in the wider area with predominantly deciduous woodland on and around the plot. A small gravel road passes with only very local traffic, causing no disturbance. Approx. 1 km to the nearest small lake called Kamsjön, approx. 2.5 km to Stora Fårasjön and approx. 6 km to a fine bathing beach at Hålsjön near Drängsered and approx. 8 km to Torup village with shopping facilities, a fine bathing beach with a sandy shore at Sjögårdssjön and the pleasant recreational area Bosgård with walking loops and Bosgårdsfallet waterfall. Approx. 11 km to a golf course at Rydöbruk and approx. 35 km to Ullared and the famous shopping at GeKås. Approx. 47 km to Halmstad and the sea. Approx. 75 km to the Isaberg Mountain Resort ski facility at Hestra, where there are also many summer activities, and roughly the same distance to the Wild West park High Chaparral. Approx. 125 km from Helsingborg and approx. 180 km from Malmö.