

Holiday house from 1949 approx. 50 m² in fine condition. Heating via air-source heat pump, electric heating and an approved wood-burning stove. Drainage to a sealed tank. Carport approx. 24 m², outbuilding/workshop approx. 20 m², tool shed, summerhouse approx. 12 m², shelter and boathouse with guest room and storage room by the lakeside of approx. 20 m². Several large terraces, floating jetty with motor and boats/canoes. 4,030 m² genuine lakeside plot at the end of the road plus leased land of approx. 6,500 m² immediately adjoining the plot. Approx. 170 km from Helsingborg.

Video Tour: <https://youtu.be/WAc dwXyYRPw?si=9FqOuFzKuJs8OELA>

Price: SEK 3 700 000 (approx. EUR 335 000)

Description: <https://www.oedegaarde.dk/Beskrivning/OBJ5P57F6P33XVNJCX4F3>

Håcksvik Ingärdebo Sjölyckan 1 near Burseryd is a holiday house in an unusually peaceful location with its own lakeside plot. The property is reached via a private minor gravel road with a barrier, with no other houses along the road and no through traffic. The setting is completely secluded and undisturbed, with only one neighbouring house visible across the lake at a very respectful distance. The house originally dates from 1949 and has since been extended, altered and renovated continuously over the years. It measures approx. 50 m² and is in good condition, ready to use immediately. Good metal roof, relatively newly painted façade and a large, slightly raised terrace of approximately 25 m² with a beautiful view over the lake. An efficient air-source heat pump keeps the house at a background temperature of around 12 degrees all year round. Entrance from a small veranda into a hall with a sliding door to a storage room, a roof window, the fuse box and an inspection hatch to the loft. There is also a small cellar space with water installations, accessible only from outside. The bathroom was updated around 2009 with wet-room matting on the floor, timber panelling on the walls and ceiling, a shower cubicle with a base, WC, washbasin and electric heating. There is space for a washing machine if one wishes to install one. Drainage goes to a sealed tank for both WC and greywater, which means water consumption is best kept low (for example by using the outdoor shower in summer) so that the tank does not need emptying too frequently. The kitchen is small but functional with vinyl flooring, older kitchen cupboards, timber panelling in the ceiling, an electric cooker with ceramic hob, sink and fridge/freezer. From the kitchen there is an open connection to the living room, so one has a lake view even when cooking or washing up. Living room and dining area are in an open-plan layout. Here there is parquet flooring, timber panelling on the walls and ceiling, panoramic windows towards the lake and a patio door leading directly out to the terrace and a pleasant dining area. The room is heated by a Daikin air-source heat pump and an approved Morsø wood-burning stove with a glass door that is swept annually. There are also two smaller bedrooms of similar size, both with space for two single beds. One could also have a sofa bed in the living room for additional sleeping places, and there is the guest room by the lakeside as well. Most furniture and other loose items can be purchased additionally or included according to wishes and agreement with the sellers.

Beyond the house there is a carport of approximately 24 m². An outbuilding containing a small garage, workshop and storage of approx. 20 m². A newer outdoor shower solution, primarily intended for the summer months, which also reduces the load on the sealed drainage tank. There is also a small shelter with a fireplace and a viewpoint bench along the path down to the water. By the lake there is a boathouse with space for canoes, life jackets, an inflatable boat and other equipment. In the same building there is also a guest room of approx. 8–10 m² with laminate flooring, timber panelling on the walls and ceiling, electricity connected and a double bed. Outside there is a large terrace of approx. 30 m² and a floating jetty of approximately 20 m², on which a motor can be fitted so that the jetty can be floated out onto the lake for bathing and to follow the sun. At the shoreline there is a sandy bottom, but also reeds and natural leaf fall that needs clearing each year. On the leased land there is a summerhouse of approx. 10 m², a hexagonal pavilion with its own elevated terrace with a lake view.

4,030 m² (freehold) natural/garden plot that runs all the way down to the lakeshore at Kroksjön and lies exactly on the border between Jönköping and Västra Götaland counties. The plot truly sits as the only house at the end of a side road off a gravel track, complete with a barrier, so there is no through traffic and no traffic at all. The water in the lake is, according to the seller, good with plenty of fish such as pike, perch, eel and also crayfish. There is also a very rich birdlife. In addition to the plot, the current owner leases a further approx. 6,500 m² immediately adjoining the plot and also right down to the lake. The agreement currently runs for 5 years at a time and costs SEK 3,500 per year plus ongoing index adjustment. The buyer should expect to enter into a new lease agreement with the landowner if they wish to continue with this. On the leased part there is also an extra small bathing spot with a jetty, floating jetty and boat. Here too there is a fine sandy bottom, but also pleasant stones and rocks. Approx. 9 km to Burseryd village and approx. 20 km to both Gislaved and Smålandsstenar. Approx. 35 km to Isaberg Mountain Resort and approx. 42 km to the Wild West park High Chaparral and roughly the same distance to Store Mosse National Park. Approx. 55 km from Ullared and the famous shopping at Ge-Kås. Approx. 170 km from Helsingborg and approx. 225 km from Malmö.