

Holiday house from 1947 that underwent extensive renovation in 2014–16, offering approx. 105 m² + 40 m² basement. Covered terrace of approx. 15 m² and a further terrace with morning sun of approx. 18 m². Garage of approx. 24 m² and outbuilding of approx. 25 m². Completely new mini treatment plant in 2026. 1,030 m² cosy garden plot as the last house on a side road off a gravel track, approx. 75 m from Krokån and with a beautiful view over meadows and woodland. 3 km to Hjortserydssjön and approx. 120 km from Helsingborg.

Video Tour: <https://youtu.be/hPMbG38fpoU>

Price: SEK 1 395 000 (approx. EUR 127 000)

Description: <https://www.oedegaarde.dk/Beskrivning/OBJ5P48C9433XVR7JB9VV>

Ljunghult 5 near Knäred is a holiday house or country villa from 1947 offering approx. 105 m² of living space + approx. 40 m² basement, approx. 15 m² covered patio and a terrace at the rear of approx. 18 m². The house is well suited to both holiday use and permanent residence. Extensive renovation around 2014–2016 including new cladding, insulation, updated electrical installations, new double-glazed windows throughout the house, patio and terrace, new steel chimney and an efficient wood-burning stove with soapstone, new kitchen, thorough internal cosmetic renovation of the surfaces and an extension of approx. 25 m² with a new bedroom and bathroom. There is also an app-controlled air-source heat pump from 2017, and the house is kept heated to 18 degrees all year round for a good indoor climate. Water from a private dug well on the plot and completely new drainage from 2026 in the form of a mini treatment plant with infiltration. Fibre is connected into the house with an active subscription. The house consists of an entrance with laminate flooring, timber panelling on the walls and a built-in wardrobe. Bedroom with laminate flooring, wardrobes, one wall with timber panelling and fibre installation. Large living room and dining area in open connection with laminate flooring, a glulam beam in the ceiling, access to the rear terrace, the indoor unit of the air-source heat pump and an efficient wood-burning stove with glass door. Chimney and fireplace were inspected and approved most recently in 2025. Hall with laminate flooring, timber panelling on one of the walls and stairs to the basement. Bathroom from 2014–15 with tiles on the floor (grout is lifting in a couple of places), timber panelling on the walls except in the shower, WC, washbasin and shower with cubicle base plus washing machine (2020). The bathroom is not wet-room classified, but the load has been low and there have been no problems. Wardrobe in the former bathroom with wet-room matting on the floor, shelves, washbasin and inspection hatch to the loft. Kitchen with dining area, laminate flooring, masonite in the ceiling, sink, electric cooker with ceramic hob (2014), extractor hood with charcoal filter (2017), fridge/freezer (2017) and dishwasher (2022). There is also a large pantry cupboard. Large bedroom with laminate flooring, timber panelling in the ceiling, double bed and ample wardrobes. Basement stairs with fuse box containing circuit breakers and an RCD. In the basement there is plenty of space for storage, water installations, a dehumidifier and a 150-litre hot-water cylinder. Most furniture and other loose items on the property can be included or purchased additionally according to wishes and agreement with the seller.

Beyond the house there is an attached garage of approx. 24 m² with a metal roof. The garage is not insulated. In addition, there is an outbuilding of approx. 25 m² with electricity connected, a good metal roof and plenty of space for firewood, tools and storage.

1,030 m² (freehold) garden plot as the last house on a side road off a gravel track in the mini-village of Ljunghult, consisting of 5 scattered houses through which Krokån runs approx. 75 m from the house. A couple of neighbours can be seen from the house, but with bushes and trees in between so they cause no significant disturbance. Only one permanent resident in the village; the rest are holiday homes. View over grassy meadows and mixed deciduous woodland and a very pleasant atmosphere on site and in the wider area. A highly scenic area with proximity to several nature reserves, including Rönnö, Årshultamyren and Mästocka heath. Approx. 75 m from Krokån with canoeing and fishing opportunities. Approx. 3 km to Hjortserydssjön, approx. 5 km to a good bathing

beach at Ljushultasjön and several other good bathing lakes in the surrounding area. Approx. 28 km to Knäred with many good shops, approx. 35 km to Markaryd and approx. 40 km to the sea at Mellbystrand. Approx. 50 km to the ski slope and bike park at Vallåsen and the same distance to Kungsbygget Adventure Park, where there is both a summer toboggan run and zipline in the summer. Approx. 120 km from Helsingborg and approx. 160 km from Malmö.