

Torp from around 1890, extended around 1910, offering approx. 120 m². The house is in fine condition and has been comprehensively and continuously renovated from 2000 to the present day. Heating via an air-source heat pump from 2022 as well as wood and electric heating. Water from a drilled well with good and plentiful supply and approved drainage. Barn in fine condition of approx. 95 m² with workshop and ample storage space. Outbuilding/earth cellar. 4,442 m² garden and natural plot in a completely secluded location with over 500 m to the nearest neighbour and approx. 40 m to Lilla Mellsjön with an associated jetty (easement). Road 29 lies approx. 125 m from the house and can be heard in the background but is not visible. Approx. 190 km from Helsingborg.

Video Tour: https://youtu.be/ip_LQVfsUU

Price: SEK 2 495 000 (approx. EUR 225 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5MCJKABLBGFUETH1>

Irevägen 201-69 near Asarum is a torp with origins from 1890, which was extended around 1910–1920. The house is approx. 120 m² and the building is in good condition, continuously renovated and updated over the past 25 years by the current owners. Good concrete-tiled roof from 2011, partly new cladding panels, and most windows are double-glazed. The veranda has older single-glazed windows with inner panes. Ceiling height is generally approx. 2.05 m, but slightly variable. Electricity was installed in 2017 with circuit breakers and an RCD. The chimney and fireplaces are regularly inspected and approved by a chimney sweep – most recently in 2025. The tiled stove in the living room is not approved, however, and must be renovated before use. Water comes from a drilled well of approx. 70 m with good water that, according to the sellers, does not run dry and does not require a filter. Drainage consists of a three-chamber septic tank with infiltration from the year 2000. The system was recently inspected by the municipality and approved in 2026 after trees and vegetation on the infiltration area, which the municipality had pointed out, had been removed. Entrance in the extension with tiled flooring and a plant corner with a hot-water cylinder of approx. 100 litres, pressure tank and electrical panel. Bathroom from around the year 2000, updated around 2020, with tiled floor, tiles in the shower, WC and a newer washbasin. The kitchen was updated around 2017 and has a warm, rural feel with a dining area, half-height panelling and wallpaper on the walls, tongue-and-groove in the ceiling, sink with wooden worktop and porcelain basin, ceramic hob, oven, extractor hood and fridge and freezer built into cupboards. The older Husqvarna wood stove remains and provides character and heat. From the kitchen one reaches the living area, which in practice consists of dining room, living room and a glazed conservatory/glass veranda. In the dining room the wooden floors are painted and there is space for both a dining table, the beautiful porcelain tiled stove (which must be rebuilt before use) and access via double doors to the conservatory. The living-room section has the TV corner, and this is also where the indoor unit of the air-source heat pump (2022) is located. The conservatory/veranda has a concrete floor with tiles and older windows with inner panes. The room serves as a lovely place to rest with a view towards the lake. On the upper floor there is a furnishable landing with a single bed. Further on there is a smaller alcove that can be used as a sleeping place for children, a play area or storage, as well as a small walk-in wardrobe. Older radiators from previous hydronic heating are visible here, but the rest of the system has been removed today. Spacious bedroom with wooden flooring, double bed and a working wood-burning stove. The last bedroom is somewhat smaller but also accommodates a double bed and has wooden flooring as well as ample storage in the eaves. Most furniture and other loose items can be purchased additionally or included according to wishes and agreement with the sellers.

In addition, there is a freestanding terrace of approx. 10 m², a simple boules pitch that has become somewhat overgrown, and a fire pit. A large barn of approx. 95 m² with a newer metal roof on the front from 2019. Here there is a woodshed, workshop, store, cart portal and hayloft. Plenty of space for storage and opportunities to fit out something enjoyable for parties or hobbies. A further outbuilding with a good concrete-tiled roof and an earth cellar of approx. 15 m². In the earth cellar there are older water installations that are not used today. The building also has storage or play

space on the ground floor plus a small loft. Possibility of converting it into a guest cabin if extra space is needed.

4,442 m² (freehold) natural and garden plot in a completely secluded lakeside location by a small gravel road and at least 500 metres as the crow flies to the nearest neighbour in all directions. The plot does not quite reach Lilla Mellsjön, but there is a registered easement with the right to keep grass, scrub and lesser vegetation down towards the water and to have and maintain the jetty (new from 2024). Larger trees are dealt with in consultation with the landowner. From the house it is approx. 40 m to the lakeshore, where there is a small jetty with a platform and bench, and here one can bathe, fish or launch a small boat. In return the landowner has the right to drive across the plot between the house and the barn when needed in order to reach their woodland. A small stream also runs along the plot boundary. It is truly idyllic and peaceful here, but Road 29 runs approx. 125 m as the crow flies behind the house and is not visible at all, although traffic noise can be heard when cars pass. The gravel road past the house is virtually unused and not disturbing at all. Approx. 10 km to the larger bathing lake Mien with a fine bathing place and approx. 25 km to Karlshamn and the sea. Approx. 190 km from Helsingborg and approx. 165 km from Malmö.