

Well-kept holiday house from 1980 of 38 m² + guest house of 10 m² and two terraces, one of approx. 20 m² and one of approx. 7 m². 1,301 m² natural/woodland plot in a well-run holiday-home area with 300 m to Vänneån, several bathing lakes nearby and many nature experiences in the surrounding area. Approx. 12 km to Gränsbygdens Köpcentrum. 100 km from Helsingborg.

Video Tour: <https://youtu.be/B-8u0i4LwQA>

Price: SEK 775 000 (approx. EUR 225 000)

Description: <https://www.oedegaarde.dk/Beskrivning/OBJ5P2W4PM33XV4LCTZF6>

Vivljunga Rådjursstigen 17 near Strömsnäsbruk is a holiday house from 1980 offering approx. 38 m² of living space in generally good condition and ready to use. Small plant room with a hot-water cylinder of approx. 1 m². Terrace of approx. 20 m² at the front of the house facing south-east and a smaller terrace of approx. 7 m² at the rear facing north-west. The roof is older felt and the house is built on piers for easy inspection underneath. Plastic gutters at the front, but they are missing at the rear. A single bargeboard would need replacing and the patio door at the rear is beginning to go soft in the bottom rail. The house consists of a hall with carpet on the floor and timber panelling in the ceiling. Small sleeping alcove with vinyl flooring, timber panelling in the ceiling, a sofa bed and direct electric heating. Small bathroom with wet-room matting on floor and walls, WC, washbasin and shower. The bathroom is original from 1980 but still looks acceptable and the matting has not lifted in the shower. Living room and kitchen in open connection with wall-to-wall carpeting in the living room and vinyl flooring in the kitchen area, both with timber panelling in the ceiling. Large windows and a patio door out to the rear terrace from the living room and to the front terrace from the kitchen. In the kitchen there is a dining area, sink, cooker with two plates, extractor hood, cupboards and a small fridge with freezer compartment. Larger bedroom with vinyl flooring, timber panelling in the ceiling, double bed and a built-in wardrobe. 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 a newer guest cabin/outbuilding with a felt roof and built on piers. The outbuilding is not insulated, so it is mainly for summer use. Electricity is run with a loose cable from the main house; there is no fixed installation. Single-glazed windows. Here there is a bed, wardrobe, a free-standing oil-filled radiator and also an oven, air fryer and microwave.

1,301 m² freehold natural plot in a quiet holiday-home area. A minor country road passes in the view over the surrounding meadows, but the noise environment is generally low with only a few neighbours, one of whom can be seen from the house. A private airstrip is on the other side of the road, but it is used very rarely and is not significantly disturbing. Approx. 300 m to the charming Vänneån with a small bench and a walking path along the river approx. 450 m from the house. The road to the house is a cul-de-sac, gravelled and only for residents in the area. There is no longer an active shop in Vivljunga; one must drive to Gränsbygdens Köpcentrum approx. 12 km away, where one can buy everything, one might need. The wider area is also highly scenic with many opportunities for experiences, including approx. 4 km to the charming Tvättsjön, approx. 5 km to a proper bathing place in the Hinneryd lakes, and the same distance to Grysshultasjön. Approx. 6 km to the large Rönnö Nature Reserve and approx. 7 km to a fine child-friendly bathing place at Össjöasjön. Approx. 13 km to the charming Gräddhyllans Lantcafé at Tännerydsdammen on the Lagan. Approx. 17 km to Knäred village, with shops, Prästaskogen Nature Reserve, the outdoor pool "Flammabadet", camping, canoe hire etc. Approx. 20 km to Markaryd and to Strömsnäsbruk with shops and both a pool and a fine bathing place at Klintbadet with a diving tower. Approx. 40 km to the Vallåsen ski slope and Bike Park on Hallandsås, where there is also a summer toboggan run and zipline at Kungsbygget Adventure Park. Approx. 25 km to a golf course at Skogaby and approx. 55 km to the sea and Halmstad. Approx. 100 km from Helsingborg and approx. 155 km from Malmö.