

Holiday house from 1970 of approx. 64 m² living space, partly covered terrace of approx. 12 m² and outbuilding of approx. 15 m². Fine condition with a new bathroom and approved drainage. The well runs dry and needs renewing. 5,450 m² scenic plot in the woodland with many stone walls approx. 600 m from the Lagan. Approx. 10 km from Knäred and approx. 85 km from Helsingborg.

Video Tour: <https://youtu.be/eCu4rpmnzk>

Price: SEK 1 275 000 (approx. EUR 115 000)

Description: <https://www.oedegaarde.dk/Beskrivning/OBJ5P7P4ZL33XV7RZMVV7>

Putsered 63 near Knäred is a holiday house of the "Skrea" model from Anneberg, built in 1970 offering approx. 64 m² of living space. In addition, there is an attached newly renovated (2023) technical room of approx. 3 m². The room is insulated and has new electrical installations as well as an automatic water pump, a 50-litre hot-water cylinder and a frost guard. Partly covered terrace facing west of approx. 12 m². Good metal roof, and the house was painted externally in 2019, although some gables and bargeboards need painting. The windows are coupled double glazing, and most have been newly painted in recent years. Internally the kitchen was updated around 2017, there is a new front door from 2023, a completely new bathroom from 2024, where the drainage was also updated with new infiltration, and many of the walls and ceilings have been newly painted. Electricity is connected with direct electric heating and in addition there is an efficient Jøtul wood-burning stove in the living room. A chimney sweep inspected and approved the chimney and fireplaces in 2021, so it is time for another visit. Installation of an air-source heat pump would be a good investment for extensive winter use. Water is now only connected to the bathroom and not to the kitchen. The dug well unfortunately often runs dry, so one can then fetch water to flush the toilet with a bucket from a 1,000-litre tank that collects rainwater. The current owner has not drunk the well water but brings drinking water. It is recommended that one either digs the existing well deeper or drills a completely new well (allow approx. SEK 50–100,000 for this). The house consists of a hall with wardrobes and a fuse box, a renovated kitchen with laminate flooring, timber panelling in the ceiling, an induction hob (one plate does not work), oven, fridge/freezer (2021), sink (no water) and a dining area with a fine view over the plot and woodland. Open connection from the kitchen into a large living room with access to the terrace and an efficient Jøtul wood-burning stove (last inspected in 2021 and should be inspected again now). Bedroom with wooden flooring, built-in wardrobes and a double bed. Small hall with wardrobes. Two smaller sleeping rooms with single beds, but space for a bunk bed if desired. New bathroom with wet-room matting on floor and walls, electric underfloor heating, WC, washbasin and shower. 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 of approx. 15 m², of which about half is an open woodshed and the other part is a built-in tool room.

5,450 m² (freehold) woodland and garden plot, situated at the end of a side road off a gravel track with only one holiday neighbour at a respectful distance and with plenty of trees and bushes in between. Around the house run many beautiful stone walls and stone settings with a couple of raised terraces and a really cosy atmosphere on site. There is a little woodland on the plot, so one can remain self-sufficient in firewood for a long time if desired, and around the plot there is mixed woodland with predominantly spruce and pine. Many good mushroom spots right near the house. There are many opportunities for experiences in the surrounding area with approx. 600 m to the large River Lagan, where it widens into a lake with good fishing and canoeing. Approx. 2 km to Majenfors hydroelectric plant on the Lagan, where there is also a bathing jetty. Approx. 10 km to a fine bathing place at "Store Sjö" near Hishult and the same distance to Knäred village with shops, bank, school, health centre, the charming Prästaskogen nature area at "Kvarnfallet" in Krokån (a tributary of the Lagan) and the outdoor pool Flammabadet with camping and canoe hire etc. Approx. 9 km to Gränsbygdens Köpcentrum with everything one might need for shopping. Approx. 15 km

from "Härliga Hjärnered" and the Hjärnered lakes with magnificent nature, the museum farm "Vippentorpet", a bathing place and canoe hire. The area around Knäred offers a rich variety of culture and nature, such as the cultural reserve at "Bollaltebygget", the waterfall "Flammafallet" in Krokån, Mästocka heath nature reserve, Rönnö Nature Reserve, the Hallandsleden walking trail and much else. Approx. 20 km to Skogaby golf course. Approx. 30 km from Vallåsen bike park and ski slope on Hallandsås and to Kungsbygget Adventure Park with zipline and summer toboggan run. Approx. 35 km to the sea and Sweden's longest sandy beach at Mellbystrand. A railway runs approx. 1 km as the crow flies from the house and Road 15 lies approx. 1.3 km from the house; they can occasionally be sensed in the background but are not disturbing at this distance. Approx. 40 km from Halmstad, approx. 85 km from Helsingborg and approx. 140 km from Malmö.