

Holiday house from 2010 of 116 m² + a large terrace of approx. 35 m² facing south. The house is in good condition apart from a little painting and simpler cosmetic renovation. Freestanding wood-fired sauna barrel. Private water and drainage. Fibre connected. EV charging point available. Good letting potential. 970 m² plot in an undisturbed and scenic location with a view over Krokån approx. 50 m from the house. Approx. 80 km from Helsingborg.

Video Tour: https://youtu.be/q_l8s9puieE

Price: SEK 2 450 000 (approx. EUR 217 000)

Description: <https://www.oedegaarde.dk/Beskrivning/OBJ5P6LM2433XVF6WV9VA>

Östra Häradsvägen 21 near Knäred is a split-level holiday house built in 2010 on an older foundation from around 1957, but in all essential respects it is a new house. The house offers approx. 116 m² of living space and there is a balcony (renovated in 2020) that runs all the way around the house and a large terrace of approx. 35 m² facing south, of which approx. 15 m² is under cover. Direct access to the terrace from two of the bedrooms. Freestanding wood-fired sauna barrel from 2021. The house has been used for letting and can be sold with all furniture and fittings suited to that purpose; letting brings in approx. SEK 150,000 a year on average. The seller has let both via Novasol and Airbnb. The house has a good felt roof and insulated windows throughout with many large panoramic windows. Two heat pumps, one from 2017 and one from 2023. There are also some direct electric radiators, underfloor heating in the basement bathroom and preparation for underfloor heating in the rest of the basement. In addition, there is a Morsø wood-burning stove with a glass door in the living room (inspected and swept most recently in 2024). Water from a dug well/spring outside the plot with an easement and drainage to a three-chamber septic tank with infiltration (2010). Two water filters fitted in 2021 for iron and a UV filter against bacteria. A crawl-space dehumidifier was installed in 2020. Fibre is installed with an active subscription and there is also an Easee Home EV charging point with load balancer from 2022.

From a small veranda on the courtyard side, one enters the hall with stairs to the basement, a fuse box with circuit breakers and an RCD and the indoor unit of the air-source heat pump. The fibre installation is also here. Cloakroom with tiled flooring, WC and washbasin. Large new (2025) kitchen, dining area and living room in open connection and at an angle with masses of light and space and access to the balcony. The kitchen has ample cupboards, sink, electric cooker with ceramic hob (2018), oven (2025), extractor hood (2018), microwave (2025), fridge/freezer (2018) and dishwasher (2021). On the floor is vinyl flooring that resembles wood, for easy cleaning. The large panoramic windows give a beautiful view over the woodland and Krokån, and in the living-room section there is also a dining table and an efficient Morsø wood-burning stove. Bedroom with laminate flooring, two single beds and a wardrobe. In the basement there is a hall that is also used as a laundry with ample cupboards, washing machine (2018) and tumble dryer (2010), and in the hall there is also a cupboard with water installations including a hot-water cylinder, pressure tank and water filters. Tiled flooring throughout the basement (prepared for underfloor heating). Bathroom with WC, washbasin, shower, towel rail and tiled floor with underfloor heating and mechanical ventilation. Three bedrooms, of which the first has two single beds, a cot, a wardrobe and the indoor unit of the air-source heat pump. Two further bedrooms of the same size with double beds, wardrobes and direct access to the terrace.

970 m² (freehold) natural plot with a beautiful view over Krokån, which runs approx. 35 m from the plot boundary and approx. 50 m from the house. The house sits high in relation to the river, so one has an unobstructed view and a sloping plot with several levels. The plot is surrounded by mixed deciduous woodland with several fine oaks and there are no visible neighbours, even though there are neighbours in the area. The house is the penultimate house down a side road off a gravel track, and the gravel track serves only the few local residents; the vehicle road ends after a couple of hundred metres, as the old bridge over Krokån may no longer be used for cars. Down by the old

bridge the Hallandsleden trail passes and offers very fine walking. Right down by the river the Krokåslingan also runs, linking with the newly opened Prästaskogen Nature Reserve and passing the mill in Knäred (which holds music events and a café in summer), and then one comes to Kvarnfallet (approx. 500 m from the house) with a picnic/barbecue area, bathing and the new footbridge over the river. There are wind turbines in the area around Knäred village, but they can neither be seen nor heard from here. An exceptionally scenic area, and on the plot, one is undisturbed yet only 1 km from the village with shopping, a health centre, school, various shops and Flammabadet outdoor pool with camping, canoe hire, walking trails and fishing in both Krokån and Lagan. The wider area also offers many nature and cultural experiences with approx. 7 km to the Bollaltebygget cultural reserve with a courtyard museum farm from the 1600s, approx. 8 km to "Vippentorpet" heritage farm and approx. 9 km to the Hjärnered lakes with canoe hire, free camping, walking trails and bathing places. At Hjärneredssjön there is also a boat included in the sale. Nearby there are several other nature reserves, including Rönnö and Mästocka heath, where there is a further fine bathing lake approx. 12 km from the house. Approx. 30 km to the sea and Mellbystrand and roughly the same distance to the Vallåsen ski slope, where there is a Bike Park in summer, and to Kungsbygget Adventure Park with zipline and summer toboggan run. Approx. 40 km from Halmstad, approx. 80 km from Helsingborg and approx. 135 km from Malmö.