

Torp with origins from the 1850s in good condition offering approx. 114 m² of living space and ready to use immediately. New roof 2018. New bathroom and drainage 2014, when the water installations were also replaced and the electrics updated. Outbuilding of approx. 25 m² and earth cellar of approx. 12 m². 3,537 m² natural plot with rich wildlife and a very beautiful, secluded and scenic location in a woodland clearing with approx. 800 m to the nearest neighbour. 15 km from Värnamo and 180 km from Helsingborg.

Video Tour: <https://youtu.be/8VPGLG5LbAs>

Price: SEK 1 800 000 (approx. EUR 160 000)

Description: <https://www.oedegaarde.dk/Beskrivning/OBJ5PDJ39V33XV9BLJQV4>

Näs Snackatorpet 1 near Värnamo is a torp with origins from the mid-1800s, built of horizontal timber and probably moved to this site in the 1940s. The house offers approx. 114 m² of living space in total + approx. 20 m² in the eaves and is in very fine condition. The house has been continuously renovated and maintained over the years with good, coupled windows on the ground floor and single glazing with inner panes on the upper floor. The house does, however, need external painting and replacement of some of the cladding. New concrete-tiled roof from 2018 and new gutters. Chimney and fireplaces renovated and approved, with a new Oden wood-burning stove on the upper floor from 2021. Bathroom and drainage were installed in 2014, and at the same time the water pipes in the house were replaced and a new fuse box with an RCD and circuit breakers was fitted. Wiring and sockets in the house are, however, a mixture of newer and older. Water is connected from a private dug well that has only run dry once, during the severe drought of 2018 when the house was also full – that does not normally happen. Heat from direct electric radiators throughout the house of a newer but not oil-filled type. In addition, a wood stove in the kitchen, a wood-burning stove in bedroom 1 on the ground floor and an Oden wood-burning stove in the landing/bedroom 2 on the upper floor. The chimney and fireplaces were inspected in a fire-safety check and swept in July 2026. For extensive winter use the installation of an air-source heat pump is recommended.

The house consists of a spacious hall with entrance from the veranda through a fine double door. Bedroom or dining room with painted wooden flooring and a "Skov Ovn 6303" wood-burning stove. Spacious and really cosy country kitchen with wooden flooring, a dining area, built-in cupboards in tongue-and-groove, half-height panelling on the walls, sink, enamelled wood stove, electric cooker with ceramic hob (2015) and fridge/freezer (2015). Kitchen entrance with wooden flooring, shelves and a fuse box with circuit breakers and an RCD. Bathroom from 2014 with wet-room matting on floor and walls, WC, washbasin, shower, washing machine, hot-water cylinder and mechanical ventilation. On the upper floor there is a spacious landing/bedroom with wooden flooring, timber panelling on walls and ceiling, a double bed and an efficient Oden wood-burning stove (2021). Small sleeping alcove fitted out in the eaves with a double bed and a workshop corner at the other end of the eaves. Two bedrooms of equal size, each with a double bed and associated wardrobes in the eaves, where the timber walls can be seen. Most furniture and other loose items can be purchased additionally or included according to wishes and agreement with the sellers. A boat with motor and trailer can also be purchased by agreement.

Outbuilding of horizontal timber of approx. 25 m² with a good metal roof and space for firewood and storage. Earth cellar of approx. 12 m² with a pressure tank and a new water pump (2023). A further old earth cellar of natural stone. Outside toilet.

3,537 m² (freehold) garden/natural plot in a clearing in the woodland, the only house on the private "Snackatorpsvägen", which is of course named after the house, and the road ends blindly after 500 m, so there is no through traffic. No neighbours within a radius of approx. 800 m, so it could hardly be more secluded. The house lies approx. 100 m set back from a very minor country road where few cars pass, so it is not significantly disturbing, and the house cannot be seen from the road. The plot

lies in a very scenic area, surrounded by grass meadows and predominantly lush deciduous woodland, which gives a very congenial atmosphere on site. The sellers see many wild animals on and around the plot, including cranes, woodpeckers, capercaillie, bats, masses of butterflies and of course roe deer, red deer and elk. One really feels that one is on the highland, with peaks of around 270 metres above sea level nearby. Approx. 700 m to the nearest forest lake "Vrångsjön", approx. 1.5 km to the larger lake "Försjön", approx. 6 km to the large lake "Hindsen" with a bathing place and golf course and approx. 7.5 km to the large lake "Rusken" in the village of Os, where there is also a charming museum railway. Approx. 15 km to Värnamo town with most of what one might need for shopping and the pleasant art museum Vandalorum. Approx. 13 km to the cosy restaurant Timjan in the woodland. Approx. 25 km to Store Mosse National Park. Approx. 35 km to the western theme park High Chaparral and approx. 58 km to the Isaberg Mountain Resort ski slope at Hestra, which is southern Sweden's largest ski facility and also has summer activities such as a high-ropes course, elk park, bathing, cycling, golf etc. Approx. 180 km from Helsingborg, approx. 240 km from Malmö and approx. 140 km from Varberg.