

Torp with origins from around the year 1800, moved here around 1910, offering approx. 64 m² with an unfinished loft, plus a guest room in the outbuilding of approx. 12 m². Direct electric heating as well as a wood stove and wood-burning stove. Water from a genuine spring that does not run dry and drainage to a three-chamber septic tank with new infiltration. Beyond the guest room there is a workshop and woodshed in the outbuilding plus a small barn of approx. 40 m². 2,457 m² long, narrow natural plot that borders down to Kattarpsån, and one can paddle a canoe approx. 2.5 km to Kalvsjön. An additional piece of land by the river is leased. Approx. 160 km from Helsingborg.

Video Tour: <https://youtu.be/ok3BcioBR2A>

Price: SEK 1 800 000 (approx. EUR 161 000)

Description: <https://www.oedegaarde.dk/Beskrivning/OBJ5PD4FPS33XV7J36XF2>

Tranebäck 106 near Kalv is a very charming torp with origins from the beginning of the 1800s, built of horizontal timber and moved to the site around 1908. The living space is approx. 64 m² and the house is in good condition after continuous renovations from around 2003 up to about 2017. It is a neat house with a genuine feel, exposed beams in the ceiling and a ceiling height of approximately 2.05 metres under the beams. There is also an unfinished loft with the possibility of fitting out a sleeping loft with approx. 1.60 m in the centre. The roof is an older eternit roof and much of the preparatory work is already done, so it will be relatively easy to replace when the time comes. The windows consist mainly of single glazing with glazing bars and inner panes in good condition, and there is a single double-glazed window. The electrics have been updated with circuit breakers and an RCD. Water comes from a spring outside the plot which, according to information, has never run dry and is also used by the neighbour. The water is led via an approx. 80 m long hose to an approx. 200-litre tank under the terrace with gravity pressure. Drainage consists of a three-chamber septic tank with infiltration, where the infiltration will be replaced in 2026 at the seller's expense, so that the drainage will be approved by the municipality.

Entrance via a smaller attached hall/utility entrance with a concrete floor and tiles. Here there is electric heating, a washing machine, an electrical panel, a fire extinguisher and a hot-water cylinder of approx. 35 litres. One then enters the kitchen, which was renovated about 15 years ago. Here there is a newer floor construction with plank flooring, a dining area, exposed beams in the ceiling, ample cupboards, a dishwasher, fridge/freezer, sink, electric cooker with ceramic hob and an extractor hood. The kitchen also has a Vesta wood stove that has been inspected and approved by a chimney sweep. From the kitchen one reaches the main entrance from a small veranda. Here there is carpet on the floor, probably wooden flooring underneath, and in the ceiling there is a hatch with a fold-down ladder up to the unfinished loft. Bathroom from 2013 with a concrete floor with tiling and underfloor heating, equipped with a shower, WC, washbasin, electric heating and mechanical ventilation. A fine detail is the exposed timber construction protected behind a glass wall, which gives the room character. Living room and bedroom are currently in an open-plan arrangement, but one could put up a partition if desired. The room has plank flooring, exposed beams in the ceiling, space for a sofa corner with a sofa bed and a section with a double bed and wardrobe. Here there is also an efficient Morsø wood-burning stove that has likewise been inspected and approved by a chimney sweep. Most furniture and other loose items can be purchased additionally or included according to wishes and agreement with the sellers.

Outside the house there is a sheltered seating area under cover with glass panels all around, an awning and space for a barbecue and outdoor living. The terrace at the rear is approx. 30 m² and has morning and forenoon sun, and from both front and rear the location feels very open, with views over fields, meadows and the meandering river. On the plot there is an outbuilding of approx. 30 m², of which approx. 12 m² is fitted out as a guest room that was renovated about 10 years ago. The

guest room is insulated with double-glazed windows, laminate flooring, two single beds, electricity connected with electric heating and, in addition, a smaller enamelled wood-burning stove, but this has not been inspected by a chimney sweep and should therefore be checked before use. Adjacent to the guest section there is an insulated workshop section with electricity, circuit breakers and an RCD as well as a loft for storage. There is also a woodshed and space for, for example, a lawnmower, strimmer and other equipment. Further down the long, narrow plot lies another outbuilding of approximately 40 m² with a metal roof. It is used as storage space and a woodshed, and a canoe is kept here. By the river there is a simple platform/jetty.

2,457 m² (freehold) long and narrow plot with its own stretch down to Kattarpsån. In addition there is an area that has been leased for 25 years and which also borders the river, so that one has good control over the immediate surroundings. The location is very peaceful with a few neighbours at a respectful distance who cannot be seen, and the gravel road past the house is virtually unused and not significantly disturbing. Here one mainly hears the sounds of nature and enjoys the view over the meadows, mixed deciduous woodland and the meandering river. In the surrounding area there are fine opportunities for walking, including on the Kyrkstigen from Kalv. Fishing permits can be bought for fishing in the river and in Kalvsjön, depending on place and season. Approx. 2.5 km from the house to Kalvsjön with a fine bathing place and the nearest shopping at Handlar'n in Kalv. Approx. 2.5 km also to the large lake Fegen, which is also a nature reserve around virtually the whole lake, with several beautiful bathing places and good walking opportunities. Approx. 35 km to Gislaved town and to Ullared with the famous shopping at GeKås. Approx. 53 km to the Isaberg ski slope at Hestra, where there are also summer activities, and approx. 58 km to the wild-west country High Chaparral. Approx. 45 km from Kinna, approx. 65 km from Varberg, approx. 100 km from Gothenburg, approx. 160 km from Helsingborg and approx. 210 km from Malmö.