



Cottage - Väderlanda LILLEGÅRD 1, Värends Nöbbele.



Cosy cottage with origins from around 1850 offering approx. 110 m² in fine and well-kept condition, built of horizontal timber. Clay-tile roof from approx. 2012, renovated chimneys and several fireplaces. No mains electricity, but solar panels, batteries and a generator. Water from a dug well with an easement and a frost-free water pipe. Outbuilding of approx. 30 m² with workshop, woodshed and composting toilet, plus a greenhouse and a lean-to shelter. 2 931 m² freehold and idyllic garden plot with stone walls, berry bushes and fruit trees. Approx. 6 km to a bathing place at Rottnen and approx. 25 km to Växjö. Approx. 190 km from Helsingborg. Video Tour: <https://youtu.be/WnyOu7dfj1U>

This description has been translated from the Swedish property description. In the event of any errors or discrepancies in the translation, the Swedish version applies, and the estate agent accepts no liability for errors in the translation.

Price	SEK 1 150 000 maximum price or offer
Property type	Holiday home
Number of rooms	4
Living area	110 m ²
Plot area	2 931 m ²



INTERIOR

Number of rooms	4, of which 3 bedrooms
Living area	110 m ²
Area source	Approximate area figures, measured by pacing.

GENERAL INFORMATION ABOUT THE PROPERTY

Description

Väderlanda Lillegård 1, also known as Hyltetorp, near Växjö is a really cosy and classic Swedish cottage (torp) with origins from around the middle of the 1800s, built of horizontal timber. The living space is approx. 110 m², of which approx. 60 m² is on the ground floor, plus a converted upper floor, so it is almost two full storeys. The house has been renovated on an ongoing basis, is well maintained and ready to use, but the standard is simple and somewhat primitive, so it works a little differently from what one is used to. There are a number of special solutions, and one has to like that and see it as part of the charm. The roof is a good clay-tile roof from approx. 2012, and at the same time the roof was given 150 mm of additional insulation. The chimneys and the open fireplaces (Swedish "rörspis") were renovated around 2007; the chimney sweep was last here this year and swept, and a fire safety inspection was carried out in 2022 (every 6 years for holiday use). The windows are the old mouth-blown single-glazed panes with glazing bars, with inner secondary windows throughout the house. A couple of panes are cracked. There is no mains electricity. When this was looked into previously, a connection cost just under SEK 300 000, probably more today, and on top of that come all the installations and subscriptions, so it is not worthwhile. Instead, the house runs on solar panels, batteries and 12V for lighting and the water pump. In addition, there is a SolarVenti solar air collector for some ventilation and a generator for heavier power tools and a vacuum cleaner. The system can fairly easily be expanded with more solar panels and more batteries as needed, and there will never be an electricity bill! The house is reasonably well insulated and can easily be used in winter, as long as one has enough firewood and bottled gas. Water comes from a dug well on the other side of the gravel road, with an easement. Reportedly the well has not run dry, but no water analysis has been carried out. The water pipe was buried at frost-free depth approx. 10 years ago, and the water is pumped with a 12V pump to the kitchen and the utility room. There is only cold water, as the previous water heater broke down. Grey-water drainage to a simple stone soakaway, not approved. If desired, one could create a proper bathroom with a flushing toilet, but this requires an approved sewage system at an estimated SEK 120 000–150 000 plus fitting out the bathroom itself. A simpler alternative is an incinerating toilet, which can be run on gas. By the house there is a primitive outdoor shower, where one heats water on the wood-fired cooker and showers using a 12V pump. There are also several rainwater butts, a Gardena connection for a garden hose, an outdoor cabinet for gas bottles and a stone-paved patio.

The house consists of a glazed veranda with newly renovated windows, which extends the season a little. Fine old double doors lead into the entrance hall with old plank flooring, an exposed timber wall and the stairs to the upper floor. Old doors and hand-forged fittings have been preserved. The ceiling height on the ground floor is approx. 1.95 m, plus/minus 5 cm depending on where one stands. The living room is large, with a painted wooden floor, planks on the ceiling, fine wallpaper, a single bed, lounge



corner, dining area and library corner. Here there is also a fine rörspis, a so-called "poor man's tiled stove" with a flue channel system, which should be fired gently like a tiled stove and not like a wood-burning stove. The kitchen has been renovated on an ongoing basis and has vinyl flooring with a wooden floor underneath, cupboards, a small kitchen island, a wooden worktop and a porcelain sink. There is an enamelled Husqvarna wood-fired cooker with a separate Klafreström baking oven (not in use), as well as a two-burner gas hob and cold water via a 12V pump. The pantry has a gas fridge, shelves and the 12V installation with solar charge controller and battery. Bedroom 1 is the only one on the ground floor. It has a newer wooden floor from 2016, insulated with Leca (expanded clay) pellets, a double bed and an open rörspis fireplace. Small utility room with plank flooring, a washbasin with cold water and space for a Porta-Potti or an incinerating toilet. Stretched paper lining on the ceiling, with planks above. The upper floor was converted within the last 10 years and has a landing large enough to furnish, finished right up to the ridge, with a roof window, wood panelling on the ceiling and an exposed timber wall. Bedroom 2 with a newer wooden floor, wood panelling on the ceiling, exposed timber wall and two pull-out double beds. Approx. 1.80 m under the beams; these could possibly be raised, and it matters less in a bedroom. Bedroom 3 is the largest, with plank flooring, wood panelling on the ceiling, dining area, an additional battery, double bed, fine wallpaper, an enamelled Husqvarna wood-burning stove, 12V lighting and a small eaves cupboard for storage. Most of the furnishings and other contents can be purchased in addition or included, according to wishes and agreement with the seller.

In addition to the house, there is an outbuilding of approx. 30 m² with a metal roof. It contains an outdoor privy with a composting toilet, an outdoor washstand with rainwater collection, a workshop and woodshed, and a garage with additional workshop space. The outbuilding has 12V lighting from a solar panel and battery. At the edge of the woods stands a greenhouse/orangery of approx. 8–9 m² on a timber deck, with a single bed and space for relaxing and afternoon coffee, as well as a lean-to shelter with a felt roof and a fire pit. On the plot there are several fire pits and a barbecue area with an outdoor kitchen. On the other side of the road lie the well with a small well house and a small earth cellar, covered by an easement.

2 931 m² (freehold) garden and natural plot with paths and trails, fine stone walls, views over meadows and mixed woodland and a dense hedge facing the gravel road. There are masses of red and black currants, gooseberries, apple trees, some newly planted fruit trees, plum trees and perennials, so it is a truly idyllic garden. The gravel road past the house has practically no traffic, and there is just one neighbour further down, approx. 200 m from the house. A Swedish neighbour who lives here permanently currently helps with the garden and lawn, but a buyer will have to make their own arrangements for this in the future. Approx. 6 km to the Sandstaden bathing place and approx. 7 km to a bathing place at Tjusås, both on the large lake Rottne. Approx. 8 km to Ingelstad with a shop and approx. 25 km to Växjö, the largest town in Småland, with shopping and city life. Approx. 190 km from Helsingborg and approx. 200 km from Malmö.

Address	Väderlanda LILLEGÅRD 1, 355 74 Värends Nöbbele
Property designation	Växjö Väderlanda 3:11
Plot	2 931 m ² , freehold



Water & drainage	Water from a dug well on the neighbouring property with an easement (official easement), frost-free water pipe from 2015 and a 12V pump to the kitchen and utility room. Cold water only. No water analysis has been carried out. According to the tax assessment, there is no sewage system. Composting toilet in the outbuilding. Simple grey-water drainage, probably to a stone soakaway.
Easements, joint facilities, etc.	Official easement. Benefiting the property. Well and earth cellar. Ref. 0780K-04/92.1 Benefiting: Växjö Väderlanda 3:11, Burdened: Växjö Väderlanda 10:5 Right to retain, maintain and renew the well and earth cellar within area serv x, which in connection with the cadastral procedure become appurtenances to lot a Official easement. Benefiting the property. Footpath. Ref. 0780K-04/92.2 Benefiting: Växjö Väderlanda 3:11, Burdened: Växjö Väderlanda 10:5 Right to use the existing footpath serv y, to a width of 1 metre, as a walkway to the earth cellar serv z Official easement. Benefiting the property. Earth cellar. Ref. 0780K-04/92.3 Benefiting: Växjö Väderlanda 3:11, Burdened: Växjö Väderlanda 10:5 Right to use, maintain and renew earth cellar serv z east of the lot
Mortgage deeds	1, total DKK 280 000

TAX ASSESSMENT

Type code	220, small house unit, permanent dwelling for 1-2 families
Assessment year	2024
Assessed value	Total SEK 428 000, divided into small-house buildings SEK 248 000 and small-house land SEK 180 000

BUILDING

Building type	1½-storey house
Year built	Approx. 1850
Facade	Vertical wood panelling
Frame	Horizontal timber
Foundation	Traditional cottage foundation (Swedish "torpargrund")
Foundation wall	Natural stone
Floor structure	Wood
Windows	Single-glazed windows with glazing bars and inner secondary windows.



Roof	Clay tiles (approx. 2012)
Heating	Wood (wood-fired cooker, rörspis fireplaces, wood-burning stove) and portable gas and paraffin heaters.
Ventilation	Natural ventilation and SolarVenti
TV & broadband	Internet: 5G coverage with approx. 50 Mbit/s down and approx. 27 Mbit/s up, measured on site with a Telenor subscription and Bredbandskollen. Alternatively, Starlink satellite internet is available if higher speeds are needed, from SEK 370 per month depending on speed. See: https://www.starlink.com/ .
Other	Electricity: No mains electricity. Solar panels, batteries (12V) and a generator. SolarVenti solar air collector for ventilation.

OTHER BUILDINGS

Outbuilding of approx. 30 m² with a metal roof, outdoor privy with composting toilet, workshop, woodshed and garage. Greenhouse/orangery of approx. 8–9 m² on a timber deck and a lean-to shelter with a felt roof. Well house and small earth cellar with easement rights on the other side of the road.

ENERGY PERFORMANCE CERTIFICATE

Status	Not required
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RUNNING COSTS (SEK/YEAR)

Heating		Electricity		Water/drainage	
Waste collection	2 757	Joint facilities/GA		Road fee/snow	
Chimney sweeping	600	Insurance	2 315	Maintenance	
Other					
Total annual cost					5 672

In addition to the total annual cost, there is the municipal property fee (fastighetsavgift) of SEK 3 210.

Comment	These costs are based on the seller's costs for holiday use. Costs for firewood, bottled gas, candles and paraffin come in addition.
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Insurance	Full-value insurance with Länsförsäkringar
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HOUSING COSTS (SEK/MONTH)

Cost at a final price of SEK 1 150 000 and down payment:	10 %	15 %	25 %
Down payment	115 000	172 500	287 500
Loan amount	1 035 000	977 500	862 500
Net interest cost at 3 % interest	1 811	1 711	1 509
Running costs	473	473	473
Property fee	268	268	268
Net housing cost per month	2 552	2 452	2 250

The calculation is an estimate based on a Swedish buyer borrowing from a Swedish bank, with 2 buyers and a 30 % tax reduction in the capital income category. A foreign buyer is normally not able to borrow from a Swedish bank, so the calculation is for guidance only. For a personal housing cost calculation, please contact the estate agent.

DIRECTIONS

Address: Väderlanda Lillegård 1, Värends Nöbböle. GPS coordinates: N 56° 42.9846', E 15° 1.7736'. Decimal: 56.71641, 15.02956. RT90: 6287971.134, 1452502.875. For directions and distance calculation from where you are, use e.g. www.hitta.se and click on "vägbeskrivning".

OTHER INFORMATION

The property's price is a so-called "maximum price", i.e. there will be no bidding above this price. It is of course permitted to make an offer below the advertised price, but there may then be bidding up to the maximum price. Read more on the website "Om at købe et hus" (About buying a house): <https://www.oedegaarde.dk/Kopa/S13270>.

CONTACT

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