Cottage - Fagerås GRÖNELID 1, Vislanda.



Classic Swedish cottage (torp) dating back to the mid-1800s, approx. 100 m². Electric heating plus an open fireplace (Swedish "rörspis"), a wood-fired cooker and a wood-burning stove. Dug well that has not run dry, and an approved sewage system. Outbuilding of approx. 12 m² with workshop and woodshed. Completely secluded 1 755 m² natural plot at the end of the road, surrounded by meadows and mixed woodland. A power line runs just outside the plot. Approx. 5 km to the nearest lake. Approx. 155 km from Helsingborg. Video Tour: https://youtu.be/2qM5ciILltM

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 995 000 maximum price or offer (Approx EUR 89 000)
Property type	Holiday home
Number of rooms	4
Living area	100 m² + secondary area 6 m²
Plot area	1 755 m²

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Ödegårde Sverige AB
Stationsvägen 15 A
312 51 KNÄRED

Telephone: 0430 91009
Mobile: 070 920 3483
info@oedegaarde.dk

Approved for F-tax
Bankgiro: 5671-7929

Reg. no.: 556664-6492
https://www.oedegaarde.dk/
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INTERIOR

Number of rooms	4, of which 3 bedrooms
Living area	100 m² + secondary area 6 m²
Area source	Approximate area figures, measured by pacing.

GENERAL INFORMATION ABOUT THE PROPERTY

Description

Fagerås Grönelid 1 near Vislanda is a classic Småland cottage (torp) with origins in the mid-1800s. The house offers approx. 100 m² of living space, of which around 70 m² is on the ground floor, plus a converted upper floor. Beneath the bathroom extension there is a small cellar room of approx. 6 m² with a cast concrete floor, an automatic water pump, a chest freezer and a 50-litre water heater. There is space for a washing machine. There is fungal growth on the ceiling, indicating inadequate ventilation, which should be remedied. On the outside, the house has an older roof of genuine fired clay tiles. After a storm around 20 years ago the roof was damaged by a tree; it was then thoroughly overhauled and several tiles were replaced. The gutters are made of wood and should be replaced. The facade needs brushing down and repainting with traditional Falu red paint. The windows are coupled double-pane windows that would benefit from scraping and painting. The chimney and fireplaces are approved and are inspected regularly by the chimney sweep, most recently in 2025. Water comes from the property's own dug well, which has not run dry. The seller drinks the water without any problems, but no formal water analysis has been carried out. The sewage system consists of a three-chamber septic tank with soil infiltration from 2013, which was inspected by the municipality as recently as 2025 without remarks. The tank itself is on the property, while the infiltration field lies just outside the boundary. The current landowner has given verbal permission for it to be there and is also positive about formalising this with an easement. As is typical of older cottages, the ceiling height varies, from around 1.90–1.95 m at its lowest to around 2 m at its highest.

You enter through a fine old pair of double doors. The hall has older linoleum flooring, an electric radiator, panelled doors, hessian-covered walls and an older ceiling of fibreboard (Celotex). There are probably older wooden planks behind/beneath these, offering the opportunity to restore more of the cottage's original character. Spacious bedroom with older linoleum flooring, an electric radiator, a wardrobe and a double bed. Here too the surfaces are older, and a former wood-burning stove has been removed from the corner. Cosy living room with the old ceiling planks preserved, a fine open fireplace (Swedish "rörspis") and a newer plank floor, approx. 15 years old. At the same time, the entire floor structure beneath the room was rebuilt and insulated, and parts of the sill beam were replaced following an attack of dry rot – all of this has now been remedied. The kitchen has cork flooring, wainscoting on the walls, wood panelling on the ceiling and room for a small dining table. The kitchen fittings are older and simple but functional, with a low sink unit, cupboards, freestanding hotplates, a separate oven and the old hearth with a Husqvarna wood-fired cooker and baking oven. The back entrance by the kitchen has built-in cupboards, a fridge, an older stable door and a fuse box with older porcelain fuses. The bathroom from the 1980s/90s is in the extension and has wet-room vinyl on the floor and walls, a WC, washbasin and shower. The upper floor is reached via a good, comfortable staircase from the kitchen and was probably converted in the 1980s. First there is a large landing that is easy to furnish and also

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works well as a bedroom, with a plank floor, an electric radiator, wood panelling on the ceiling, a sofa bed and a large wardrobe area with plenty of storage. In places there are older cosmetic marks from earlier roof leaks, dating from before the roof was overhauled. Beyond this is a spacious bedroom, open to the landing, with hardboard on the floor, wallpapered walls, wood panelling on the ceiling and an electric radiator. There is also an enamelled Husqvarna wood-burning stove here. Most of the furniture 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. 12 m², a small shed at the back and an old outdoor privy that is no longer in use. The outbuilding has a cast concrete floor, a log store, an open loft for storage and a workshop room with linoleum flooring, a workbench and electricity installed. There is also an older three-phase socket, which could usefully be upgraded to a modern one, for example for a log splitter or for charging an electric car.

1 755 m² (freehold) natural plot and garden in a completely secluded and undisturbed position, surrounded by grassy meadows and mixed woodland, mainly deciduous trees close to the house. The setting is quiet, open and private: the road ends at the house, and from here you can only continue on foot. A 50 kV power line runs just outside the plot. It is a clear feature of the view and something a buyer needs to accept, but it also helps keep the land open so that the view does not become overgrown. The area offers plenty of nature experiences, with approx. 5 km to Lake Kölen, approx. 10 km to the large Lake Salen and approx. 14 km to the even larger Lake Åsnen. The fine, well-kept Törnåkrabadet bathing beach is also on Lake Salen, but on a different part of the lake, approx. 29 km away by car. The nearest village with good shopping is Vislanda, approx. 4 km away, and Alvesta, approx. 19 km from the house, offers further services and rail connections. Approx. 34 km to Växjö and Ljungby. Approx. 155 km from Helsingborg and approx. 210 km from Malmö.

Address

Fagerås GRÖNELID 1, 342 52 Vislanda

Property designation

Alvesta Fagerås 1:12

Plot

1 755 m², freehold

Water & drainage

Water from the property's own dug well on the plot, which has not run dry. The seller drinks the water without any problems, but no formal water analysis has been carried out. Sewage to a three-chamber septic tank with soil infiltration from 2013. The system was inspected by the municipality in 2025 with no action required. The infiltration field lies outside the plot with the landowner's consent, but without a formal easement.

Easements, joint facilities, etc.

Utility easement (ledningsrätt). Burdening the property. High-voltage power line 50 kV. Ref. 0764-02/10.2
Benefiting: Sydkraft Nät AB. Burdened: Alvesta Fagerås 1:12 and others.

Utility easement (ledningsrätt). Burdening the property. Telecommunications. Ref. 0764-97/48.1
Benefiting: Affärsverket Svenska Kraftnät. Burdened: Alvesta Fagerås 1:12 and others.

Utility easement (ledningsrätt). Burdening the property. Power line (starkström). Ref. 07-81/684.1
Burdened: Alvesta Fagerås 1:12 and 1:14

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TAX ASSESSMENT

Type code	220, small house unit, permanent dwelling for 1-2 families
Assessment year	2024
Assessed value	Total SEK 505 000, divided into small-house buildings SEK 297 000 and small-house land SEK 208 000

BUILDING

Building type	1½-storey house
Year built	Approx. 1850
Facade	Vertical wood panelling
Frame	Horizontal timber
Foundation	Traditional cottage foundation (Swedish “torpargrund”)/cellar room
Foundation wall	Concrete, natural stone
Floor structure	Wood
Windows	Coupled double-pane windows.
Roof	Clay tiles
Heating	Direct electric heating and wood (open fireplace/“rörspis”, wood-fired cooker and wood-burning stove).
Ventilation	Natural ventilation.
TV & broadband	Internet: 5G coverage with approx. 127 Mbit/s down and approx. 11 Mbit/s up, measured on site with a Telenor subscription and Bredbandskollen. Alternatively, Starlink satellite internet is available if higher speeds are needed. The hardware costs SEK 3 990 (SEK 0 with a 12-month commitment) + SEK 390–559 per month depending on speed. See: https://www.starlink.com/.

ENERGY PERFORMANCE CERTIFICATE

Status	Not required for holiday homes.

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RUNNING COSTS (SEK/YEAR)

Heating		Electricity	5 000	Water/drainage	1 300
Waste collection	1 411	Joint facilities/GA		Road fee/snow	
Chimney sweeping	300	Insurance	3 530	Maintenance	
Other					
				Total annual cost	**11 541**

In addition to the total annual cost, there is the municipal property fee (fastighetsavgift) of SEK 3 788.

Comment These costs are based on the seller's costs for sparing holiday use. Installing an air-to-air heat pump is recommended for extensive winter use or if you want to keep a base level of heat in winter.

Electricity consumption 500 kWh/year

Grid operator E.ON

Electricity supplier E.ON

Insurance Full-value insurance with Länsförsäkringar

HOUSING COSTS (SEK/MONTH)

Cost at a final price of SEK 995 000 and down payment:	**15 %**	**20 %**	**25 %**
Down payment	149 250	199 000	248 750
Loan amount	845 750	796 000	746 250
Net interest cost at 3 % interest	1 480	1 393	1 306
Running costs	962	962	962
Property fee	316	316	316
Net housing cost per month	**2 758**	**2 671**	**2 584**

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: Fagerås Grönelid 1, Vislanda. GPS coordinates: N 56° 47.3829', E 14° 24.9486'. Decimal: 56.78971, 14.41581. RT90: 6296727.304, 1415088.901. 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.

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CONTACT

For more information, please contact:



Responsible estate agent
Jens Christian Nielsen
registered estate agent
070 920 3483

info@oedegaarde.dk

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