



Ulvberga 8 "Brötan" near Hallaryd



Charming holiday home dating back to the 1880s, extended in the 1960s, with approx. 127 m² of living space plus a built-in, covered balcony of approx. 9 m². 5 rooms, of which 4 bedrooms. Concrete tile roof approx. 10 years old, new fuse box and fibre broadband connected. Electric heating, a powerful "Bekkasin" wood-burning stove and an open fireplace. Dug well with a borehole of approx. 40 m drilled at the bottom of the dug well, and sewage to an approved three-chamber septic tank with soil infiltration from 2023. Insulated guest cottage of approx. 25 m² with guest room and extra toilet, plus an open wood and tool shed of approx. 20 m². 5 804 m² freehold natural plot with dry stone walls, plenty of currants and raspberries, mown paths and plenty of trees for firewood, surrounded by deciduous woodland and meadows. Approx. 5 km to a bathing spot at Lake Vitasjön and approx. 3 km to the Helge å river and Hallaböke nature reserve. Approx. 95 km from Helsingborg.

Video Tour: <https://youtu.be/WLlKPbBoF30>

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 2 295 000 (maximum price or offer) (approx. DKK 1 548 000 / approx. EUR 207 000)

Property type Holiday home, freehold

Number of rooms 5



Living area	127 m ²
Plot area	5 804 m ²

INTERIOR

Number of rooms	5, of which 4 bedrooms
Living area	Approx. 127 m ² (source: tax assessment) + built-in balcony approx. 9 m ²
Area source	Area information according to the tax assessment. In addition, a built-in, covered balcony of approx. 9 m ² .

GENERAL INFORMATION ABOUT THE PROPERTY

Description	Ulvberga 8, also known as Brötan, is located in Hallaryd in Älmhult municipality in southern Småland, not far from the border with Skåne. The house is a holiday home dating back to the 1880s, built with a timber frame and extended in the 1960s. The living area is approx. 127 m² according to the tax assessment, plus a built-in, covered balcony of approx. 9 m². The house stands on a traditional cottage foundation (Swedish "torpargrund") with a cellar room and a plinth of concrete and natural stone. The house is well kept and ready to use, with a cosy and genuine 1970s style throughout, with wooden panelling, exposed beams and wooden floors. If you want to brighten it up, you could for example, white glaze some of the wood, but the style is really pleasant as it is. The roof is a good concrete tile roof, approx. 10 years old. New fuse box with circuit breakers and residual current device. Most of the windows are single glazed with plexiglass inner panes, which are fitted in winter, and on the upper floor there are a few double-glazed windows. Heating is direct electric heating throughout the house, plus a powerful "Bekkasin" wood-burning stove, which can heat the whole house, and an open fireplace as well. Chimney sweeping/fire safety inspection carried out in August 2026, approved with a remark about a roof slip guard. If you want to keep a base temperature in winter or control the heating remotely, installing an air-to-air heat pump is recommended. Under the house there is an earth cellar with water installation, where the automatic water pump (approx. 8 years old) is located. Water comes from the property's own dug well, where a borehole of approx. 40 m has been drilled at the bottom of the dug well. According to the sellers the water is good, but there is no water analysis. Sewage goes to a three-chamber septic tank with soil infiltration from 2023, approved by the municipality, and lovely flowers have been planted on the infiltration bed. Fibre broadband is connected.
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A fine pair of double doors leads into a spacious and cosy hall with real natural stone flooring, wooden panelling on walls and ceiling, exposed beams and good ceiling height. The new fuse box is also here. The bathroom from 2002 has wet-room vinyl flooring, wooden panelling on the walls (except in the shower), a corner shower, a newer toilet, a washbasin, electric heating, mechanical ventilation and a new water heater (2025) of approx. 45 litres. Kitchen, dining room and living room are open plan, all with wooden floors and exposed ceiling beams, and the old, paneled doors with their old fittings and handles have been preserved. The dining room has space for a large, solid dining table and a small TV/lounge corner, and this is where the "Bekkasin" stove stands. The living



area has an open fireplace, a lounge section and a cosy library corner. The living area is separated by a light partition wall, which is easy to remove. The kitchen has a wooden floor, electric cooker, sink, fridge with freezer compartment, shelves, curtained cupboards with storage underneath and a small breakfast bar. There is no cooker hood, but a clever little window by the cooker can be opened for ventilation. There is room for a freezer if desired. The kitchen door leads directly out to the garden, and the stairs to the upper floor go up from the kitchen. The ground floor also has a smaller guest/children's room with wooden floor, panelled walls, sofa bed, electric heating and wardrobe, and a larger guest room/office with wooden floor, built-in corner sofa/bed, built-in shelves, a workspace and both a fixed electric heater and a portable radiator. Upstairs you first come to a large, bright family room with wooden floors, wooden ceilings and a lovely view over the plot. There is a built-in table that works as a desk, play or drawing area, and a proper railing at the stairs. Further on there is a lounge section with a sofa and a sleeping area around the chimney with a single bed on one side and a 1½/double bed on the other. Partition walls could easily be put up if desired. By the chimney there is some old soot staining from the time the current roof was laid, but there is no active leak – it is purely cosmetic. Double doors open onto the built-in, covered balcony with views over grassy meadows and woodland. Here you sit sheltered and above the mosquitoes and midges. Finally, the east-facing bedroom with wooden floor, wood on walls and ceiling, double bed, electric heating and various chests of drawers and cupboards. A little flaking paint here and there, but it is minimal. The space is well used, and the house is roomy, bright and cosy and can accommodate many guests when needed. Most of the furniture and other movable contents can be bought separately or included, as desired and agreed with the sellers.

In addition to the house, there is an insulated guest cottage of approx. 25 m² with a fibre cement (Eternit) roof. The guest room of approx. 8–10 m² has a wooden floor, sofa bed, wooden ceiling and electricity, and works well as a guest room all year round. Through the next door you first come to a storage area and then to a toilet with WC, washbasin and older wet-room vinyl flooring. This was the property's original toilet before the bathroom was built in the main house, and it now makes a good extra toilet for guests, so they do not have to go into the main house at night. There is also an insulated middle room/tool room, which could be converted into a sauna or another bedroom, or a door could be put into the guest room for easier access to the toilet. Loft for storage. There are no gutters, which can be fitted if desired, and a little paint is flaking, but otherwise the guest cottage is in good condition. There is also an open wood and tool shed of approx. 20 m² with a fibre cement (Eternit) roof. It is open at one end and has room for firewood, a lawnmower and tools, and it could be enclosed, e.g. as a workshop. The fibre cement roofs on the guest cottage and the woodshed are old. On the plot there is also the stone foundation of an old barn, which could become a fun patio or barbecue area, e.g. with a new roof over part of it.

5 804 m² (freehold) natural plot and garden on a small gravel road with no through traffic. Fine dry-stone walls, small mown paths around the plot, lots of lupins and plenty of berry bushes with black and red currants as well as raspberries. There are also plenty of trees for firewood on the plot. The plot slopes gently downwards and is surrounded by plenty of deciduous woodland and meadows, which makes it really cosy. There is no actual terrace apart from the balcony, but plenty of room to build a deck. There are a couple of neighbouring houses nearby, with a Danish neighbour and, a little further away, a Swedish neighbour who also speaks Danish. The neighbours are friendly and keep an eye on the house, and there has never been a break-in. The current owners have had the house since 1987. According to the sellers, the Dalai Lama visited the house in his younger days and blessed it for a previous owner – a fun detail in the history of the house. Approx. 3 km to the Helge å river and Hallaböke nature reserve



with broadleaf woodland running down to the river. Approx. 5 km to the lovely Vägla bathing spot at Lake Vitasjön with jetty, changing huts and barbecue area, with Lake Väglsjön right next to it. Approx. 9 km to Lake Örsjön. Approx. 18 km to Markaryd, where the nearest shops are, approx. 20 km to Osby and approx. 25 km to Älmhult, the birthplace of IKEA with the IKEA Museum. Approx. 95 km from Helsingborg and approx. 150 km from Malmö.

Address	Ulvberga 8, 343 96 Hallaryd
Property designation	Älmhult Ulvberga 2:3
Plot	5 804 m ² , freehold
Water & sewage	Water from the property's own dug well, where a well of approx. 40 m has been drilled at the bottom of the dug well. According to the sellers the well has good water, but there is no water analysis. Automatic water pump (approx. 8 years old) in the earth cellar under the house. Sewage to a three-chamber septic tank with soil infiltration from 2023, approved by the municipality. Note the official easement benefiting Älmhult Ulvberga 2:1 regarding the well and sewage, see above; the right is not used today.
Easements, joint facilities, etc.	Official easement (officialservitut). Benefiting the property. Road. Ref. 0765-87/65.2 "Right to use the existing road v as access up to the village road" (Swedish: "Rätt att för utfart nyttja befintlig väg v fram till byvägen") Benefiting: Älmhult Ulvberga 2:3. Burdened: Älmhult Ulvberga 2:1. Official easement (officialservitut). Burdening the property. Water source, sewage. Ref. 0765-87/65.1 "1. Right to use the well b, and right to install, maintain and renew a water pipe. 2. Right to install, maintain and renew a sewage pipe together with infiltration" (Swedish: "1. Rätt att använda brunnen b, samt rätt att anlägga, underhålla och förnya vattenledning. 2. Rätt att anlägga, underhålla och förnya avloppsledning jämte infiltration") Benefiting: Älmhult Ulvberga 2:1. Burdened: Älmhult Ulvberga 2:3. The neighbouring property does not use the right to the well, water pipe and sewage pipe today. Utility easement (ledningsrätt). Burdening the property. Telecommunications. Ref. 0765-14/19.2 Benefiting: Hallaryd Fiber Väst Ek. För. Burdened: Älmhult Ulvberga 2:3 and others.
Mortgage deeds	1, total SEK 120 000

TAX ASSESSMENT

Type code	220, small house unit, built-up
Assessment year	2024
Value year	1960
Assessed value	Total SEK 980 000, divided into small-house buildings SEK 688 000 and small-house land SEK 292 000



BUILDING

Building type	1½-storey house
Year built	1880, extended in the 1960s
Facade	Vertical wooden panelling
Frame	Wood
Foundation	Traditional cottage foundation (Swedish "torpargrund") and cellar room
Plinth	Concrete, natural stone
Floor structure	Wood
Windows	Single glazed windows with inner panes, a few double-glazed windows on the upper floor
Roof	Concrete tile roof (approx. 10 years)
Heating	Direct electric heating and wood ("Bekkasin" wood-burning stove and open fireplace)
Ventilation	Natural ventilation plus mechanical ventilation in the bathroom.
TV & broadband	Fibre connected. Alternatively, Starlink satellite internet is available. 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/ .
Renovations	Extended in the 1960s
Other	Extended in the 1960s. New fuse box with circuit breakers and residual current device. Grid company and electricity supplier: E.ON.

OTHER BUILDINGS

Guest cottage approx. 25 m², insulated, fibre cement roof, with guest room, toilet, middle room/tool room and loft. Open wood and tool shed approx. 20 m² with old fibre cement roof. Stone foundation of an old barn. Earth cellar with water installation under the house.

ENERGY PERFORMANCE CERTIFICATE

Status	Not required.
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RUNNING COSTS (SEK/YEAR)

Heating		Electricity	15 000	Water/sewage	1 500
Waste collection	3 286	Joint facilities/GA		Road fee/snow	
Chimney sweeping	600	Insurance	7 332	Maintenance	
Other					
Total annual cost					27 718

In addition to the total annual cost, there is the municipal property fee (fastighetsavgift) of SEK 7 350.

Comment	These costs are based on the sellers' costs for holiday use. Installing an air-to-air heat pump is recommended for extensive winter use.
Grid operator	E.ON
Electricity supplier	E.ON
Insurance	Full-value insurance with Trygg-Hansa

HOUSING COSTS (SEK/MONTH)

Cost at a final price of SEK 2 295 000 and down payment:	10 %	15 %	25 %
Down payment	229 500	344 250	573 750
Loan amount	2 065 500	1 950 750	1 721 250
Net interest cost at 3.5 % interest	4 217	3 983	3 514
Running costs	2 310	2 310	2 310
Property fee	613	613	613
Net housing cost per month	7 140	6 906	6 437

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: Ulvberga 8, Hallaryd. GPS coordinates: N 56° 27.7296', E 13° 50.8595'. Decimal: 56.46216, 13.84766. RT90: 6261110.362, 1379330.959. 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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What is today Ødegårde.dk (Ödegårde Sverige AB) was originally Torp- och Fritidshusförmedling, run by my father Christian Nielsen. I, Jens Christian Nielsen, took over most of the day-to-day running around 2003, and with the current company from 2004. Christian passed away far too early, at the age of 60, in 2012, but his principles and core values live on in what is today Ødegårde.dk!

Realistic prices that the houses can actually be bought for – and no bidding above the advertised price. Openness and transparency in the process are key words in the company.

I can offer everything from valuations, help with the paperwork if you have found a buyer yourself, advice in connection with estates of deceased persons, housing cooperatives in Sweden and, of course, the sale of real estate in southern Sweden. Welcome!