Ljungby Odensjö-Bohult 1:2 – Odensjö-Bohult 2, 341 72 Lidhult



Lakeside holiday home from 1956 with approx. 75 m² of living space plus approx. 30 m² of secondary area in an aerated concrete extension. Metal roof and exterior wood cladding replaced approx. 15 years ago, terrace of approx. 40 m² from 2019. Electric heating and a powerful wood-burning stove, chimney swept in July 2026. Private water from a well on the neighbour's land with an official easement, sewage to a three-chamber septic tank with older soil infiltration. 3 147 m² plot bordering nature reserve on two sides, with a mown path down to Lake Unnen, where a jetty and boat can be used on the reserve's land. Approx. 5 km to the Yasjön bathing spot, approx. 11 km to Lidhult and Unnaryd, approx. 50 km to Ljungby and approx. 125 km from Helsingborg.

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 2 500 000 (maximum price or offer) (approx. DKK 1 699 000 / approx. EUR 227 000)
Property type	Holiday home, freehold
Number of rooms	3
Living area	75 m²

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Plot area	3 147 m²

INTERIOR

Number of rooms	3, on one floor
Living area	Approx. 75 m² + secondary area approx. 30 m² (total approx. 105 m²)
Area source	Area information according to the tax assessment.

GENERAL INFORMATION ABOUT THE PROPERTY

Description

Odensjö-Bohult 2, near Lidhult and Unnaryd, is a holiday home from 1956 of approx. 105 m² in total, of which approx. 75 m² is living area and approx. 30 m² is a secondary-area extension built in aerated concrete and clad with wood. The main house stands on a ventilated crawl space, and the extension has a concrete slab-on-ground foundation. The roof and exterior cladding were replaced approx. 15 years ago, so the house has had a proper exterior upgrade, but there is still some work that could or should be done: in a few places where rainwater splashes up from the ground, the cladding has started to go a little soft again, and some of the wood needs cleaning of algae and a coat of paint. The L-shaped terrace of approx. 40 m² from 2019 is really lovely and raised, with a fine view over the plot and the woods. The windows are coupled double-pane windows throughout; they can be scraped, re-puttied and painted or replaced with insulated windows. Heating is direct electric heating and a powerful wood-burning stove. The chimney sweep was here in July 2026; there is a flue liner in the chimney and a ladder on the roof, but a roof slip guard hook at the eaves is missing. The main fuse is 20 A, so there is capacity for e.g. an air-to-air heat pump or an electric car charger. Water comes from a well on the neighbour’s land with an official easement. The well ran dry once, during the severe drought of 2018, but not otherwise. There is iron in the water, and the current owners do not drink it, so a filter should be fitted if the water is to be used as drinking water. No formal water test has been done. The pump and pressure tank are in the neighbour’s barn by verbal agreement. Sewage goes to a three-chamber septic tank with an older soil infiltration, which is emptied annually. There is no enforcement notice at present, but the buyer should expect the sewage system to need updating in the future. The indoor climate is a little stuffy, so an air-to-air heat pump (which can also keep a base temperature and be controlled via app/SMS) or one or two solar-powered ventilators would be a good investment.

Inside, you come from the terrace into a hall with a wooden floor, hardboard (Masonite) ceiling and a hatch up to the loft. The bathroom is of an older, simple standard but works, with washbasin, shower cubicle, WC and electric heating; wall-to-wall carpet on the floor with tiles underneath. Then a small passage and an open-plan living room and kitchen, where a partition wall has been removed. This is where the wood-burning stove stands. The kitchen has the slightly lower worktop height of the 1950s, electric cooker, sink, old cupboards, dishwasher, dining area, electric heating and fridge. The main bedroom has a newer wooden floor, electric heating and room for a double bed; there are a few marks on the ceiling from before the current roof was laid – purely cosmetic. A second, slightly larger bedroom has a wooden floor and electric heating. The aerated concrete extension, which is more of an outbuilding in character, contains a room with tiled floor, electric heating and its own door, a small storeroom, a middle room with new

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water pipes, water heater and floor drain, a room that can be used as an extra bedroom/storage, a utility/storage room, a workshop/storage room with a hatch to the loft, the fuse box and an exit to the back. Some furniture and other contents can be purchased in addition or included, according to wishes and agreement with the seller.

The plot is 3 147 m², freehold, secluded and undisturbed, on a small gravel road where practically only the few local residents pass by, and the property borders nature reserve on two sides. The only neighbour is a Danish family whose farm is hidden behind the trees – from the house you can only glimpse the neighbour's barn. Lake Unnen can be glimpsed between the trees, approx. 100 m from the house and approx. 50 m from the boundary, and a mown path leads down to the water, where there is a jetty (somewhat worn by the ice) and a boat/canoe. The jetty and the path are on the reserve's land; there is no written right, but the reserve's warden knows they are used, and it has always been that way. Within a few kilometres there are several nature reserves, including Sjö nature reserve (approx. 1.5 km) and the Jättaberget state forest reserve, which borders the area. Approx. 5 km by road from the house to the Yasjön bathing spot with a bathing jetty, a small sandy beach and a barbecue area. Approx. 11 km to shops in Unnaryd and Lidhult, and Unnaryd also has the Alebo brunnshotell spa hotel. Approx. 17 km to the fine bathing spot at Odensjö on Lake Bolmen, one of Sweden's largest lakes. Approx. 50 km to Ljungby, approx. 60 km to Halmstad and the sea, approx. 60 km to the High Chaparral western theme park and approx. 70 km to Isaberg Mountain Resort with skiing and summer activities. Approx. 125 km from Helsingborg and approx. 180 km from Malmö.

Address Odensjö-Bohult 2, 341 72 Lidhult

Property designation Ljungby Odensjö-Bohult 1:2

Plot 3 147 m², freehold natural plot

Water & sewage Private water from a well on the neighbouring property with an official easement (ref. 0781-94/83.2). The pump and pressure tank are in the neighbour's barn by verbal agreement. The well ran dry once, during the severe drought of 2018, but not otherwise. There is iron in the water, so a filter should be fitted if the water is to be used as drinking water. No formal water test has been done. Private sewage to a three-chamber septic tank with older soil infiltration, emptied annually. No enforcement notice at present, but the buyer should expect the sewage system to need updating in the future.

Easements, joint facilities, etc. Official easement. Benefiting the property. Water pipe. Ref. 0781-94/83.2
Benefiting: Ljungby Odensjö-Bohult 1:2. Burdened: Ljungby Odensjö-Bohult 1:3, Ljungby Saxnäs 1:12.

Official easement. Benefiting the property. Road. Ref. 0781-94/83.3
Benefiting: Ljungby Odensjö-Bohult 1:2-3. Burdened: Ljungby Saxnäs 1:12.

Share in Ljungby Odensjö-Bohult GA:1, joint facility for the road; no fee is paid.

Mortgage deeds No mortgage deeds

TAX ASSESSMENT

Type code 220, small house unit, built-up

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Assessment year	2024
Value year	1956
Assessed value	Total SEK 860 000, divided into small-house buildings SEK 382 000 and small-house land SEK 478 000

BUILDING

Building type	Single-storey holiday home
Year built	1956
Alterations/extension	Extension in aerated concrete, clad with wood
Facade	Wooden cladding (replaced approx. 15 years ago)
Frame	Wood, extension in aerated concrete
Foundation	Ventilated crawl space under the main house, concrete slab on ground under the extension
Windows	Coupled double-pane windows
Roof	Metal (replaced approx. 15 years ago)
Heating	Direct electric heating and wood-burning stove
Ventilation	Natural ventilation.
TV & broadband	Internet: 5G coverage with approx. 3.5 Mbit/s down and approx. 0.1 Mbit/s up, measured on site with a Telenor subscription and Bredbandskollen. Alternatively, Starlink satellite internet is available if higher speeds are needed. 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/.
Other	Chimney sweeping: July 2026: roof slip guard hook at the eaves missing. 20 A main fuse. Grid company: E.ON.

OTHER BUILDINGS

Terrace approx. 40 m², L-shaped, from 2019.

ENERGY PERFORMANCE CERTIFICATE

Status	Not required, holiday home.

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RUNNING COSTS (SEK/YEAR)

Heating		Electricity	10 000	Water/sewage	1 700
Waste collection	1 665	Joint facilities/GA		Road fee/snow	
Chimney sweeping	600	Insurance	4 000	Maintenance	
Other					
				Total annual cost	**17 965**

In addition to the total annual cost, there is the municipal property fee (fastighetsavgift) of SEK 6 450 (assessed value SEK 860 000), giving a total of SEK 24 415 per year.

Comment These costs are based on the seller's 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 Länsförsäkringar

DIRECTIONS

Address: Odensjö-Bohult 2, 341 72 Lidhult. GPS coordinates: N 56° 52.7940', E 13° 32.2203'. Decimal: 56.87990, 13.53701. RT90: 6308202.139, 1361725.101. 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.

Lake/jetty Jetty and boat at Lake Unnen on the nature reserve's land – informal, no written right.

Contents Some furniture and other contents can be purchased in addition or included, according to wishes and agreement with the seller.

Access By agreement

Distances Sjö nature reserve approx. 1.5 km · Yasjön bathing spot approx. 5 km by road · Lidhult/Unnaryd approx. 11 km · Odensjö bathing spot (Bolmen) approx. 17 km · Ljungby approx. 50 km · Halmstad approx. 60 km · High Chaparral approx. 60 km · Isaberg approx. 70 km · Helsingborg approx. 125 km · Malmö approx. 180 km

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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!

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