Gashult Norrgård 8 near Annerstad



Villa from 1939, approx. 120 m² living space + finished basement of approx. 65 m², barn with garage, conservatory and guest house. 63,950 m² of land with its own forest, running down to the lake Tranesjön. Very scenic area. Video tour: https://youtu.be/PTRqVzjP0Ek

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 3 250 000 (ca. DKK 2 214 000 / ca. EUR 296 000)
Property type	Farm/Agriculture/Forest
Focus	Leisure, forest
Area	6 ha
Number of parcels	1

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GENERAL INFORMATION ABOUT THE PROPERTY

Description

Country villa from 1939 with mansard roof, approx. 120 m² living space plus eaves storage and a fully finished, dry basement of approx. 65 m² with tiled bathroom, family room, workshop and laundry room. Double-glazed windows throughout. Electric heating, wood-burning kitchen range and two wood stoves. Dug well, approved sewage system and fibre broadband with an active subscription. Barn of approx. 60 m² with an added garage of approx. 36 m², conservatory with infrared heating, storage shed and outdoor privy. Insulated guest house of approx. 16 m² from 2010 with air-to-air heat pump. 63,950 m² of land, mostly forest thinned in 2025, and good hunting. The land runs down to the small lake Tranesjön; approx. 3 km to Vännesjön and approx. 20 km to Lake Bolmen. Approx. 115 km from Helsingborg.

Gashult Norrgård 8 near Annerstad is a country villa from 1939 with a mansard roof, approx. 120 m² of living space plus several eaves storage rooms, which offer the option of fitting out more space upstairs. The façade is vertical timber cladding, a couple of sides have extra insulation, and the roof is metal from 2014. The electrical installation is Danish but earthed, and was replaced around 2000. Beneath the whole house is a fully finished basement of approx. 65 m² with tiled floors, white wood-panelled ceilings and double-glazed windows – dry, nice and usable. It can be reached both by a good external staircase with its own door and by a small internal staircase from the hall. The basement has a laundry room with washing machine, tumble dryer, extra freezer, utility sink, water heater and pressure pump (new 2026), a storeroom/small wine cellar, a nice tiled bathroom with underfloor heating, WC, washbasin, shower, mechanical ventilation and electric towel rail, a cosy family room with wood stove and an old-fashioned workshop with workbench, three-phase power and another wood stove. There is also an old bread oven, which is not approved for use, however. The dug well is in a corner of the basement and is neatly built in. It has never run dry and according to the sellers has good water, but no formal water analysis is available. The sewage system dates from 2000 with a three-chamber septic tank and infiltration and is approved by the municipality. Fibre from Ljungby Fiber is installed with an active holiday-home subscription. The house is heated by electricity plus the wood-burning range in the kitchen and the two wood stoves in the basement; to reduce heating costs, especially if you want to keep the house frost-free in winter, an air-to-air heat pump for the main house is recommended.

On the ground floor is an added main entrance with a glazed veranda, where you can sit and look out over it all. Hall with tiled floor and a small toilet with WC and washbasin. The kitchen has wooden floors, plasterboard ceiling (as do all the ceilings), electric cooker, a lovely old wood-burning range, cooker hood, sink, plenty of cupboards and a fridge/freezer. It opens directly into the dining room, which is spacious and bright with a nice wooden floor and a sofa bed, so the room can serve both as dining room and guest room. The living room has a nice wooden floor; there is no fireplace here, but the chimney has several flues, so one could probably be installed. A wide, good staircase leads up to the first floor with a spacious landing and three bedrooms: two large bedrooms with room for a double bed and a single bed, and a smaller one in the middle. There are wardrobes and four eaves storage rooms. By incorporating the eaves storage into the living space you could gain approx. 20 m², but that is hardly necessary given how much space there already is. Some furniture and other contents can be bought or included, by request and agreement with the seller.

In addition to the house there is a well-insulated guest cottage from 2010 of approx. 16 m² with a covered terrace of approx. 8 m². It has laminate flooring, a small double bed,

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bunk bed, air-to-air heat pump and a sleeping loft with a couple of extra beds. There is also a barn of approx. 60 m² in good condition, with storage in the loft (good stairs up), woodshed, outdoor privy, several three-phase sockets (e.g. for a log splitter or an electric car), a small garage room with workshop space and an added garage of approx. 36 m² at the back for a tractor, trailer etc. Attached to the barn is a glazed conservatory of approx. 15 m² with infrared heating, which extends the season and is really cosy when it is a bit chilly. There is also a further shed of approx. 18 m² for storage.

The property comprises 63,950 m² (freehold), i.e. just over 6 hectares, most of it forest. The forest is well managed and was last thinned in 2025, when some broadleaf trees were also planted. There is good hunting for game such as wild boar and roe deer, and the current owners are members of the local elk-hunting team. A buyer may also be able to join it, but this cannot be promised, as it is also a question of personal chemistry. The land runs down to and through Tranesjön, a small lake of just under 2 hectares, which lies partly on the property; the lake is approx. 400 m from the house. From the farm there is a view over the meadows, and the surroundings are mostly forest and nature. A small paved road, no wider than a gravel road, passes the property, and very few cars come by – not disturbing. A neighbouring house opposite is used as a holiday home by Danes. There are several small stone-paved seating areas and a small fire pit. Very scenic area with good hiking and several good bathing lakes nearby, including approx. 7 km to the child-friendly Össjöasjön, approx. 3 km to Vännesjön and approx. 10 km to the bathing area at the larger lake Mäen. Approx. 17 km to another fine bathing spot at Björsjön near Mästocka, where there is also a beautiful nature reserve with heathland. Approx. 2 km to Lineberg nature reserve, approx. 6 km to Rönnö nature reserve and approx. 15 km to the large Årshultamyren nature reserve. Approx. 20 km to the large lake Bolmen and the same distance to Gränsbygdens Köpcentrum shopping centre, which has everything you might need. Approx. 25 km to the village of Knäred with shops, the Flammabadet swimming pool, the Prästaskogen nature area and the rivers Krokån and Lagan. Approx. 30 km to Skogaby Golf Club and approx. 50 km to the Vallåsen ski slope on the Hallandsåsen ridge, with a bike park in summer, and the same distance to Kungsbygget Adventure Park with summer toboggan run, zipline etc. in summer. Approx. 50 km to Halmstad and the sea. Approx. 115 km from Helsingborg and approx. 170 km from Malmö.

NB! The property is in a sparsely populated area where an acquisition permit (förvärvstillstånd) from the County Administrative Board of Kronoberg (Länsstyrelsen i Kronobergs län) is required. The application fee of SEK 5,200 is paid by the buyer and is not refunded if the application is rejected. Normal processing time is approx. 30 days, and the sale is of course conditional on the permit being granted to the buyer.

Address	Gashult Norrgård 8, 341 74 Annerstad, Sweden
Property designation	Ljungby Gashult 2:17
Easements, joint facilities, GA etc.	Contractual easement. Burden. Road. File 07-IM2-2000/4529.1. Benefiting: Ljungby Gashult 2:8. Burdened: Ljungby Gashult 2:17. The easement road is at the other end of the plot, away from the house.

TAX ASSESSMENT

Type code	120, Built-on agricultural unit

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Assessment year	2023
Assessed value	Total SEK 1 213 000, divided into forest SEK 572 000, small-house buildings SEK 441 000, small-house land SEK 200 000

AREA

Assessed area	Total 6 ha divided into forest 6 ha

RESIDENTIAL BUILDINGS

Main house

Building type	Residential house
Year built	1939
Facade	Vertical timber cladding
Foundation	Basement/concrete
Windows	Double glazing throughout incl. basement
Roof	Metal (2014)
Heating	Direct electric heating, wood-burning range in the kitchen and two wood stoves. Air-to-air heat pump in the guest house
Ventilation	Natural ventilation plus mechanical ventilation in the bathroom
TV & broadband	Fibre, Ljungby Fiber, holiday-home subscription SEK 553/year
Building other	Country villa from 1939 with mansard roof, approx. 120 m² living space, eaves storage and fully finished basement approx. 65 m². Façade: vertical timber cladding. Roof: metal (2014). Foundation: basement/concrete. Windows: double glazing throughout incl. basement. Added main entrance with veranda.
Water & sewage	Private water from own dug well in the basement, pressure pump new 2026. The well has not run dry and according to the sellers has good water, but no formal water analysis is available. Private sewage to a three-chamber septic tank with infiltration from 2000, approved by the municipality.

INTERIOR

Number of rooms	5 including 3 bedrooms
Living area	120 m² + secondary area 65 m²

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RUNNING COSTS (SEK/YEAR)

Heating		Electricity	12 557	Water/sewage	1 725
Waste collection	2 519	Joint facilities/GA		Road fee/snow	
Chimney sweeping	1 037	Insurance	5 593	Maintenance	
Other	553				
				Total annual cost	**23 984**

Electricity consumption 3 169 kWh/year

Grid operator E-On

Electricity supplier E-On

Guest house

Building type Guest house

Year built 2010

Heating Air-to-air heat pump

Building other From 2010, approx. 16 m², well insulated, covered terrace, laminate flooring, small double bed, bunk bed, sleeping loft with extra beds, air-to-air heat pump

OUTBUILDINGS

Garage
Added garage at the back of the barn approx. 36 m² (for tractor, trailer etc.), and a small garage room with workshop space in the barn.

Barn
Approx. 60 m² with loft storage, three-phase power, small garage room with workshop space and added garage at the back approx. 36 m²

Conservatory
Attached to the barn, with infrared heating

Other outbuildings
Storage shed approx. 18 m². Outdoor privy in a room in the barn.

OPERATION AND INSURANCE

Running costs In addition to the running costs, there is the municipal property fee (fastighetsavgift) of SEK 4 808.

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Comment	Electricity (E.ON, 1 June 2025–31 May 2026): SEK 12,557; 2026 forecast by E.ON: 3,169 kWh/year · Insurance (Länsförsäkringar Kronoberg, 2026): SEK 5,593 · Septic tank emptying (Ljungby municipality): SEK 1,725 · Waste collection (Ljungby municipality): SEK 2,519 · Chimney sweeping (SIMAB): SEK 1,037 · Broadband (Ljungby Fiber): SEK 553 · Property fee (fastighetsavgift): SEK 4,808.
Electricity consumption	3 169 kWh/year
Grid operator	E-On
Electricity supplier	E-On
Insurance company	Länsförsäkringar

DIRECTIONS

Address: Gashult Norrgård 8, Annerstad. GPS (WGS84, decimal): 56.660934, 13.491428. RT90: X 6283920, Y 1358123. For directions, use e.g. www.hitta.se.

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!

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