Holiday home - Pershult 248 near Hishult.



Spacious torp cottage of 126 m² from 1938 with an open fireplace and a large terrace overlooking the meadows. The property has a small guest house, a garage with a woodshed and hobby space, and a dog run. Own well and approved sewage system. The 5 980 m² natural and woodland plot is mostly deciduous woodland, in a quiet and secluded location beside a small asphalt road that is cleared of snow. The house works as it is today and can be updated at your own pace. Approx. 4 km to Oxhultasjön lake and approx. 7 km to Hishult with a shop and art gallery. Approx. 64 km from Helsingborg.
Video tour: https://youtu.be/y3Au9gXtjrM

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 1 295 000, maximum price or offer
Property type	Torp cottage/holiday home
Number of rooms	4
Living area	126 m²
Plot area	5 980 m²

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INTERIOR

Number of rooms	4, of which 3 bedrooms
Living area	126 m²
Area source	Area information according to the tax assessment.

GENERAL INFORMATION ABOUT THE PROPERTY

Description

Pershult 248 near Hishult is a torp cottage/holiday home from 1938 that was moved to the site and extended in stages. The living area is 126 m² on one floor, with four rooms, of which three are bedrooms. Terrace of approx. 30 m², built around 10 years ago, with a fine view. On the courtyard side there is also a small patio of approx. 6 m². The house has newer exterior cladding. It stands on a crawl-space foundation and has a sheet-metal roof from around 2005. There are inspection hatches both to the loft and to the space under the house, so the structure can be checked. The windows are coupled double-glazed windows with glazing bars. Most are in acceptable condition, but the panoramic windows will need replacing in due course. Heating is by direct electric heating and wood. The living room has an open fireplace with a Keddy insert from around 2020, and there is plenty of firewood on the property. For anyone wanting to use the house more in winter, an air-source heat pump could be a good addition to maintain background heat at a reasonable cost. Water comes from the property's own dug well, which has not run dry. The water has not been analysed and contains a little iron. A water analysis and possibly a filter may be wise. The WC is connected to a sealed 3 m³ tank from 2017. Bath, dish and laundry water (grey water) goes to an older two- or three-chamber septic tank with infiltration via a soakaway. The fuse box is older, with porcelain fuses. Fibre has been laid in the road but is not connected to the house.

From the courtyard side you enter a small porch at the kitchen entrance, with a newer split door, wood-panelled ceiling and laminate flooring. The kitchen has laminate flooring, a wood-panelled ceiling, dining area, plenty of cupboards and shelves, fridge/freezer and an extra freezer, plus an older electric cooker. The kitchen is older, with a low worktop height, but works well; the worktop height can be raised, or the kitchen replaced in due course. The living room is in the extension and is large, with good ceiling height, exposed ceiling beams and a wooden floor. Here is the open fireplace with Keddy insert, electric heating and a door out to the terrace. Bedroom 1 has newer laminate flooring, room for a double bed, wardrobe and electric heating. The floor is slightly uneven, which is not unusual in an old house. The main entrance is reached from the terrace. The hall has a wooden floor with a reed mat, large wardrobes, a hatch to the loft and the fuse box. The bathroom has WC, washbasin, shower, electric heating and water heater. It has been freshened up but is not built to current building standards. The floor is laminate, the walls are partly wallpapered, and the shower area has an older wet-room vinyl and a high edge. The bathroom works well but would benefit from renovation with proper wet-room vinyl on floor and walls. The larger bedroom has a wooden floor with fitted carpet on top, double bed, electric heating and plenty of wardrobe space. Beyond it is a smaller room with fitted carpet, wardrobe and electric heating. Today it is mostly used for storage with a sofa bed, but it is also suitable as a children's or guest room, or as a walk-in closet. All in all, the house is spacious and can be used from day one. The standard is older in several places, and much can be

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updated cosmetically to your own taste. Most furniture and other contents can be bought or included, by request and agreement with the sellers.

The guest house is approx. 8 m² and has a sheet-metal roof, wooden floor and wood-panelled walls, sofa bed, small wardrobe, electricity and electric heating. The ceiling height is low and the window single-glazed, so the guest house is mainly suited to summer and seasonal use. The outbuilding of approx. 50 m² has a sheet-metal roof and houses a garage with a cast concrete floor, electricity and garage door, as well as a woodshed and plenty of space for hobbies and a workshop. It is not insulated, and a few boards in the cladding need replacing. Next to the outbuilding there is also a small dog run.

The plot is 5 980 m² (freehold) and consists of natural and woodland ground, mostly deciduous forest, which extends a good way down behind the house. Towards the road there are bushes and stone walls, and the view looks out over the surrounding meadows. A single neighbour can be glimpsed between the trees, but the location is well screened from view. A narrow, snow-cleared asphalt road runs past the plot, so the house can be reached all year round. Traffic is very limited. The nearest shops are in Hishult, approx. 7 km away. This is also where you find the renowned Hishult Konsthall art gallery. Approx. 4 km to Oxhultasjön lake with the ruins of the Sjöboholm manor on a headland in the lake – a lovely place for an outing. The lake has no official bathing area, but swimming there is fine. Sjöaltesjön bathing area is approx. 7 km away, and it is approx. 15 km to Örkelljunga and a fine bathing area at Hjälmsjön lake. Approx. 10 km to Kungsbygget Äventyrspark with toboggan run, zipline etc. in summer, and approx. 12 km to Vallåsen Bike-Park and ski slope on Hallandsås. Approx. 21 km to Laholm and approx. 26 km to Båstad and the sea. Approx. 64 km from Helsingborg and approx. 120 km from Malmö.

Address	Pershult 248, 312 98 Våxtorp
Property designation	Laholm Persilt 2:23
Plot	5 980 m² (freehold)
Patio	Terrace of approx. 30 m², built around 10 years ago, with a fine view. On the courtyard side there is also a small patio of approx. 6 m².
Water & sewage	Water comes from the property's own dug well, which has not run dry. The water has not been analysed and contains a little iron. A water analysis and possibly a filter may be wise. The WC is connected to a sealed 3 m³ tank from 2017. Bath, dish and laundry water (grey water) goes to an older two- or three-chamber septic tank with infiltration via a soakaway.
Mortgage deeds	4, totalling SEK 400 000

TAX ASSESSMENT

Type code	220, small-house unit, permanent residence for 1-2 families
Assessment year	2024

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Assessed value	Total SEK 848 000, divided into small-house buildings SEK 608 000 and small-house land SEK 240 000

BUILDING

Building type	Single-storey house
Year built	1938
Facade	Vertical wooden cladding
Frame	Timber
Foundation	Crawl space ventilated by outdoor air
Plinth	Concrete
Floor structure	Timber
Windows	Coupled double-glazed windows with glazing bars
Roof	Sheet metal from around 2005
Heating	Direct electric heating and wood. Open fireplace with Keddy insert from around 2020.
Ventilation	Natural ventilation
TV & broadband	Internet: 5G coverage at approx. 26 Mbit/s download and approx. 3 Mbit/s upload, measured on site with a Telenor subscription and Bredbandskollen. Fibre has been laid in the road but is not connected to the house. 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/
Renovations	Newer exterior cladding.

OTHER BUILDINGS

The guest house is approx. 8 m² and has a sheet-metal roof, wooden floor and wood-panelled walls, sofa bed, small wardrobe, electricity and electric heating. The ceiling height is low and the window single-glazed, so the guest house is mainly suited to summer and seasonal use. The outbuilding of approx. 50 m² has a sheet-metal roof and houses a garage with a cast concrete floor, electricity and garage door, as well as a woodshed and plenty of space for hobbies and a workshop. It is not insulated, and a few boards in the cladding need replacing. Next to the outbuilding there is also a small dog run.

ENERGY PERFORMANCE CERTIFICATE

Status	Not required

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RUNNING COSTS (SEK/YEAR)

Heating		Electricity	10 000	Water/sewage	2 000
Waste collection	1 979	Joint facilities/GA		Road fee/snow	
Chimney sweeping	589	Insurance	4 590	Maintenance	
Other					
				Total annual cost	**19 158**

In addition to the total annual cost, there is the municipal property fee (fastighetsavgift) of SEK 6 360.

Comment The costs are based on the sellers' costs for normal holiday use. The actual cost depends on how the house is used; for extensive winter use, an air-source heat pump is recommended.

Electricity consumption 3 500 kWh/year

Grid operator Södra Hallands Kraft

Electricity supplier Södra Hallands Kraft

Insurance Full-value insurance with Länsförsäkringar

HOUSING COSTS (SEK/MONTH)

Cost at a final price of SEK 1 295 000 and down payment:	**10 %**	**15 %**	**25 %**
Down payment	129 500	194 250	323 750
Loan amount	1 165 500	1 100 750	971 250
Net interest cost at 3 % interest	2 040	1 926	1 700
Running costs	1 597	1 597	1 597
Property fee	530	530	530
Net housing cost per month	**4 167**	**4 053**	**3 827**

The calculation is an estimate based on a Swedish buyer borrowing from a Swedish bank, with 2 buyers, 3 % interest 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 does not directly apply to foreign buyers and is for guidance only. For a personal housing cost calculation, please contact the estate agent.

DIRECTIONS

Address: Pershult 248, Våxtorp. GPS coordinates: N 56° 23.3513', E 13° 14.8860'. Decimal: 56.38919, 13.24810. RT90: 6254202.721, 1342079.176. For directions and distance calculation from your location, use e.g. www.hitta.se and click on "vägbeskrivning".

OTHER INFORMATION

The property price is a so-called "maximum price", meaning there will be no bidding above this price. You are of course welcome to make an offer below the advertised price, but this may lead to bidding up to the maximum price. Read more on the website page "Buying a house": https://www.oedegaarde.dk/Kopa/S13270

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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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