Hylta 1288 near Sibbhult



Detached house or holiday home in very good condition, originally from around 1900, with 90 m² of living space + a 30 m² glazed sunroom, a 40 m² terrace and a 35 m² outbuilding. A 2 244 m² undisturbed garden/natural plot on the edge of the peaceful little village of Hylta, approx. 400 m to the Sibbhultaån stream and approx. 5 km to the large lake Immeln. Approx. 4 km from Sibbhult with the nearest shop and approx. 108 km from Helsingborg.
Video tour: https://youtu.be/HEvOD4rM01g

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 1 995 000, maximum price or offer
Property type	Holiday home
Number of rooms	5
Living area	90 m² + secondary area 30 m²
Plot area	2 244 m²
Viewing	Saturday 21/11, 10:00-15:00 • Shown by the sellers themselves. Please book a time before visiting.

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INTERIOR

Number of rooms	5, of which 4 bedrooms
Living area	90 m² + secondary area 30 m²
Area source	Approximate area figures based on pacing.

GENERAL INFORMATION ABOUT THE PROPERTY

Description

Hylta 1288 near Immeln is a well-kept holiday home or detached house dating back to around 1900, but the house has been remodelled and extended in several stages (1951 and 1986) and today has approx. 90 m² of living space in total. In addition, there is a large, newly renovated (2018) sunroom of approx. 30 m², which is insulated and has sliding windows all the way round. Large terrace (2012) facing north-west of approx. 40 m², which gets sun almost all day, plus a couple of smaller terraces and seating areas. The roof has good concrete tiles from 2006, the exterior cladding has been replaced in stages and appears to be in fine condition, and all windows on the ground floor have been replaced with double-glazed sealed units (2020). Upstairs there are good coupled double-glazed windows. Heating comes from direct electric heating plus an air-to-air heat pump (2011) and an efficient Morsø wood-burning stove (inspected 2024) with an approved roof ladder and slip protection. Water comes from the property's own dug well with good water, and sewage goes to a three-chamber septic tank with infiltration (1986). Municipal sewerage is being established in the area, but it is not known when it will be completed.

The house consists of a hall with laminate flooring and wardrobes. Newer toilet and bathroom (2020) with tiled floors and underfloor heating, with separate rooms for the WC and washbasin and for the shower. The bathroom is built to Danish standards with a floor drain against the wall, and there is no mechanical ventilation (you open the window). Large open-plan kitchen/dining/living room with laminate flooring and a planked ceiling. The kitchen is newer (2019) with wainscoting on the walls, sink, plenty of cupboards, electric cooker with induction hob and automatic extractor hood, oven, dishwasher, fridge/freezer, microwave and the indoor unit of the heat pump. In the living area there is a cosy seating group, the wood-burning stove with a glass door, wardrobes and a fine pine staircase to the upper floor. From the living room you go out to the cosy sunroom of approx. 30 m², and from there on to the terrace. The sunroom was renovated in 2018 and is insulated in the floor, walls and ceiling, so it can be used more or less all year round. Upstairs (converted in 1986) there is a landing and four smaller bedrooms, all with wooden floors and double beds. There are also extra mattresses under the beds, so there is room for a great many people when needed. Most of the furniture and other contents can be bought separately or included, as wished and agreed with the seller.

In addition to the house, there is a good outbuilding of approx. 35 m², which was renovated around 2012 with new cladding and a metal roof. It contains a woodshed, a room for machinery and tools and a good workshop with plenty of storage space. There used to be a washing machine and tumble dryer here, which could be installed again if needed.

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The plot is 2 244 m² (freehold) of garden/natural land by a small, traffic-free gravel road on the edge of the small village of Hylta. No disturbing traffic, and no neighbours can be seen from the house (50 m to the nearest), as there are plenty of trees and bushes in between. The land around the buildings is a very well-kept garden with many different flowers and plants that bloom at different times of the year, so there is always something in bloom during the summer half of the year. At the back there is a small stone wall and steps leading up to a higher part of the plot with another small lawn. The rest of the plot, on both sides of the house, is natural land with plenty of woodland and bushes, heather, blueberries, lingonberries and protruding rocks. Rich wildlife and birdlife, and from the sunroom behind the house you can see many different animals passing through the plot, where they have a small path. From the house it is approx. 400 m to the small Sibbhultaån stream, approx. 1 km to the smaller lakes Rammsjön and Angserödssjön and approx. 3 km to Kroksjön. The nearest bathing spot is at the large lake Immeln, approx. 5 km from the house, and it is approx. 10 km to the beautiful Breanäs Strövområde recreation area, which also has a fine bathing spot on Immeln. Approx. 4 km to Sibbhult with the nearest shops and approx. 12 km to Broby and to Östra Göinge Golf Club. Approx. 35 km to Hässleholm and approx. 45 km to the sea at Åhus. Approx. 108 km from Helsingborg and approx. 120 km from Malmö.

Address	Hylta 1288, 289 73 Immeln
Property designation	Östra Göinge Påarp 1:51
Plot	2 244 m² (freehold)
Water & sewage	Water from the property's own dug well with good water. The well ran dry once during the 2018 drought. Sewage goes to a three-chamber septic tank with infiltration (1986). There are plans for municipal water and sewerage in the area, and construction and digging have started, but completion is still many years in the future.
Easements, joint facilities etc.	Official easement: "As an exit road, the parcelled-off lot shall for all time have the right to use the adjoining exit road to the west, 5.0 m wide, which leads north to the public road" (translated from Swedish).
Mortgage deeds	3, totalling SEK 130 000

TAX ASSESSMENT

Type code	220, small-house unit, permanent residence for 1-2 families
Assessment year	2024
Assessed value	Total SEK 780 000, divided into small-house buildings SEK 586 000 and small-house land SEK 194 000

BUILDING

Building type	1½ storeys
Year built	1900/1951/1986

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Facade	Vertical wooden cladding
Frame	Timber
Foundation	Torpargrund (traditional Swedish stone foundation)
Plinth	Concrete, natural stone
Floor structure	Timber
Windows	Double-glazed sealed units + coupled windows upstairs
Roof	Concrete tiles
Heating	Direct electric heating, wood and air-to-air heat pump
Ventilation	Natural ventilation
TV & broadband	Internet: 5G coverage at approx. 500 Mbit/s download and approx. 65 Mbit/s upload, measured on site with a Telenor subscription and Bredbandskollen. 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/

ENERGY PERFORMANCE CERTIFICATE

Status	Not required

RUNNING COSTS (SEK/YEAR)

Heating	0	Electricity	8 000	Water/sewage	1 446
Waste collection	1 542	Joint facility/GA		Road fee/snow	
Chimney sweeping	164	Insurance	3 731	Maintenance	
Other					
				Total annual cost	**14 883**

In addition to the total annual cost, there is the property fee (fastighetsavgift) of SEK 5 850.

Comment	These costs are based on the seller's costs for holiday use.
Electricity consumption	1 525 kWh/year
Grid company	E.ON
Electricity supplier	E-On
Insurance	Full-value insurance with Folksam

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HOUSING COSTS (SEK/MONTH)

Cost at final price SEK 1 995 000 and down payment:	**10 %**	**15 %**	**25 %**
Down payment	199 500	299 250	498 750
Loan amount	1 795 500	1 695 750	1 496 250
Net interest cost at 3.5 % interest	3 666	3 462	3 055
Running costs	1 240	1 240	1 240
Property fee	488	488	488
Net housing cost per month	**5 394**	**5 190**	**4 783**

The calculation is an estimate based on a Swedish buyer borrowing from a Swedish bank, with 2 buyers, 3.5 % interest and a 30 % tax reduction on capital income. A foreign buyer is normally not able to borrow from a Swedish bank, so the calculation is not directly relevant for foreign buyers and is for guidance only. For a personal housing cost calculation, contact the estate agent.

DIRECTIONS

Address: Hylta 1288, Immeln. GPS coordinates: N 56° 14.1881', E 14° 12.4090'. Decimal: 56.23647, 14.20682. RT90: 6235410.516, 1400883.583. 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

For more information, 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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