Riseberga 1213 near Ljungbyhed



Charming Scanian longhouse (skånelänga) with roots in the late 19th century, in fine condition, with approx. 130 m² of living space plus a large unfinished attic with room for several rooms and a workshop/outbuilding of approx. 50 m². Municipal water and sewage. 5 070 m² secluded garden/natural plot with its own woodland on the edge of Riseberga, approx. 1 km to the Bandsjön bathing spot, approx. 500 m to the river Rönne å and approx. 8 km to Söderåsen National Park. Approx. 5 km from Ljungbyhed with the nearest shop and approx. 47 km from Helsingborg.

Video tour: https://youtu.be/G7ZrngYhGa4

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 2 200 000 maximum price or offer (approx. DKK 1 488 000 / approx. EUR 199 000)
Property type	Holiday home
Living area	130 m²
Plot area	5 070 m² (freehold)
Viewings	Saturday 28/11, 10:00-15:00 • Shown by the sellers themselves. Please book an appointment with the estate agent before visiting. Sunday 29/11, 10:00-15:00 • Shown by the sellers themselves. Please book an appointment with the estate agent before visiting.

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Riseberga 1213 near Ljungbyhed is a classic red Scanian longhouse in skiftesverk, i.e. timber post construction with infill planks, with roots in the late 19th century. The house has been fully renovated since 2004 and today appears almost new inside and out, with approx. 130 m² of living space on one floor and a large unfinished attic. The entire floor structure is new, insulated with 100 mm, and has a new sill beam, and all the exterior cladding has been replaced. The walls have been given additional insulation of 50–75 mm (without plastic or a vapour barrier), and all electrical installations have also been replaced. There is likewise 100 mm of insulation in the floor structure between storeys. One gable triangle has not been renovated, while the gable at ground-floor level has, and gutters have not yet been fitted on the back of the house. The roof is the old Eternit roof with the original wooden shingle roof (a so-called sticketak) underneath. The roof is weathertight, and a replacement is not necessary in the near term, but the sellers have received an estimate from a carpenter of approx. 250 000 SEK incl. VAT (approx. DKK 169 000 / approx. EUR 23 000) for laying a new standing-seam metal roof on top of the Eternit, which is a common solution. All windows and terrace doors are new, with double glazing. Heating is by direct electric heating and two Heta wood-burning stoves/inserts, and the house is prepared for an air-to-air heat pump with a fuse and socket. The chimney and fireplaces have been approved by the chimney sweep, and there is a flue liner in the chimney; slip protection for the fixed roof ladder is, however, missing. Municipal water and sewage.

You enter a spacious hall with a wooden floor and exposed plank walls. From the hall a hatch leads down to a frost-free stone cellar of approx. 8 m², where the municipal water supply comes in. The tap may drip a little because of overflow from the hot water cylinder. The bathroom dates from 2004 and is built on a concrete slab, with tiles, underfloor heating, WC, washbasin and shower. Provision has been made for installing a washing machine. The living room has a plank floor, a Heta wood-burning stove, exposed timber and ceiling beams, and electric heating. Next come a small room/office with a sleeping place in the former kitchen, a cosy guest room in the former entrance with a painted wooden floor and a 1½ bed, and a large bedroom with a plank floor, ceiling beams and a terrace door. The ceiling height under the beams is as low as approx. 1.95 m in places and varies, as is usual in old houses.

In the former stable part there is now a large, newly fitted kitchen/family room with a plank floor and ceiling beams, sink, oven, induction hob (approx. 2012), fridge/freezer, a large kitchen island/table and dining space for many people. From here a terrace door leads out to a smaller terrace of approx. 8 m² at the back. The living/sitting room is open to the kitchen and has a masonry fireplace with a Heta insert, a double sofa bed and electric heating. Via a hatch with a folding ladder you reach the large, unfinished attic, where there is a new wooden floor and electricity, water and drainage have already been prepared for future fitting out. There is space for 2–4 rooms if needed, and there is room for a proper staircase in the hall. Furniture and other contents are purchased by agreement with the sellers.

In addition to the house there is a good outbuilding/workshop of approx. 50 m² from 2005, with a metal roof, a concrete floor and electricity. It contains a workshop room, a storeroom/potting room with double-pane windows and space for a car/garage, and the building can be insulated and fitted out further if desired. There is also a small shed for materials in the woodland part of the plot.

The plot is 5 070 m² (freehold), with a pleasant front garden looking out over the meadows, lawns, raised beds and an extra dug well for garden water. Behind the buildings is the plot’s own woodland, with a good deal of birch that will provide firewood for a long time. No neighbours can be seen from the house. A quiet asphalt road, no wider than a gravel track, runs past the plot, with about 2–3 cars an hour and slightly fewer at weekends. It is approx. 500 m to the river Rönne å, approx. 1 km to the Bandsjön bathing spot, approx. 5 km to Ljungbyhed with the nearest shop, and approx. 8 km to Söderåsen National Park with walking trails, Skärdammen and fine viewpoints. Approx. 47 km from Helsingborg and approx. 70 km from Malmö.

Address	Riseberga 1213, 264 54 Ljungbyhed
Property designation	Klippan Riseberga 5:14
Plot	5 070 m² (freehold)

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Easements, joint facilities, etc.	Share in road association: Klippan Farstorp GA:1
Mortgage deeds	2 deeds, totalling 152 000 SEK

TAX ASSESSMENT

Type code	220, small house unit, year-round home for 1–2 families
Assessment year	2024
Assessed value	Total 1 041 000 SEK, of which buildings 756 000 SEK and land 285 000 SEK

BUILDING

Building type	Scanian longhouse on one floor with unfinished attic
Year built	1800s
Facade	Vertical wooden cladding
Frame	Skiftesverk – timber post construction with infill planks
Foundation	Crawl space (torpargrund)
Plinth	Natural stone
Floor structure	Timber
Windows	New, double-glazed
Roof	Eternit with original wooden shingle under-roof (sticketak)
Heating	Direct electric heating and wood
Ventilation	Natural ventilation
TV & broadband	Fibre is laid in the road past the property, but is not connected into the house. Mobile broadband: measured at approx. 13 Mbit/s down and 5 Mbit/s up with a mobile phone on site. 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

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RUNNING COSTS (SEK/YEAR)

Heating	0	Electricity	11 907	Water/sewage	5 296
Waste collection	1 805	Joint facilities/GA	0	Road fee/snow	0
Chimney sweeping	400	Insurance	5 310	Maintenance	
Other					
				Total annual cost	**24 718**

In addition to the total annual cost, there is the municipal property fee (fastighetsavgift) of 7 808 SEK.

HOUSING COSTS (SEK/MONTH)

Cost at a final price of 2 200 000 SEK and down payment:	**10 %**	**15 %**	**25 %**
Down payment	220 000	330 000	550 000
Loan amount	1 980 000	1 870 000	1 650 000
Net interest cost at 3.5 % interest	4 043	3 818	3 369
Running costs	2 060	2 060	2 060
Property fee	651	651	651
Net housing cost per month	**6 754**	**6 529**	**6 080**

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: Riseberga 1213, 264 54 Ljungbyhed. GPS coordinates: N 56° 4.4184', E 13° 18.3612'. Decimal: 56.07364, 13.30602. RT90: 6218948.652, 1344380.383. With your back to Riseberga church, take the road to the right towards Farstorp. The property is the second house, a red Scanian longhouse on the right-hand side. For directions and a 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.

Tax assessment: 1 041 000 SEK (2024). Proposed new assessed value from 2027: 873 000 SEK (building value 563 000 SEK, land value 310 000 SEK).

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CONTACT

For more information, please 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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