Kuttaboda 12 near Åseda



Log cottage from around the 1870s with approx. 135 m² of living space on 2 full floors with 3 bedrooms, simple standard and lots of old charm with log walls, plank floors and plank ceilings. The house has no electricity connected, no running water and no drainage – water is fetched from the property's own dug well, and there is an outdoor privy. Large log barn of approx. 200 m² plus an outbuilding with a woodshed. 17 226 m² natural plot at the end of the road, with no visible neighbours, meadow, stone walls and old oaks. Approx. 3 km to Lake Juven and approx. 10 km to Åseda with shops and the Åkragöl bathing area. Approx. 240 km from Helsingborg.

Film tour: https://youtu.be/kIffbDx3W0A

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 1 100 000 maximum price (approx. DKK 741 000 / approx. EUR 99 000)
Property type	Holiday home
Living area	approx. 135 m²
Plot area	17 226 m² (freehold)
Viewings	Viewing by appointment with the estate agent.

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Kuttaboda 12 near Åseda is a classic corner-jointed log cottage on two full floors dating back to around the 1870s, with approx. 135 m² of living space, plus an attic. The roof is an older but intact aluminium sheet roof. The house stands on a traditional natural stone foundation, to which a cement facing was added on the outside in the 1950s. It protrudes a little too far, so water can run in behind it, and ideally the cement should be removed so that the stones can be visible as before. There are traces of a badger under the house, which should be dealt with. The facade was painted approx. 5 years ago, but it will soon be time again, and some bargeboards need attention. The windows are genuine old single-glazed windows with mouth-blown glass and are in good condition. Secondary panes are stored in the barn, and there are also some mosquito-net windows. There is no gutter at the back, and there is minor damage under the door. There is no electricity connected to the house – the power has been disconnected for more than 30 years, although old installations remain in some places. A minor power line crosses the plot, so a new connection could be investigated, but it is probably more cost-effective to invest in an alternative solution with solar panels and batteries (see e.g. sunwind.se). Water is fetched with a bucket from the property's own dug well. The well has not run dry and the water quality has not been tested, but the current owner does not drink the water. Cleaning the well and a water test are recommended. There is no drainage. Old doors and fittings, wide planks in the ceilings and several floors, and visible axe-hewn log walls, painted in places, give the house lots of charm. The chimney sweep has not visited for a very long time, so the chimney and fireplaces must be inspected and approved before they may be used. The chimney and its flues will probably need renovating, with flue liners or slip-forming of the flues. In addition, hearth plates are missing in front of the fireplaces, and a fixed roof ladder with anti-slip protection needs to be fitted.

From the veranda with decorative fretwork, a double door leads into a spacious hall with a wooden floor, plank ceiling, log walls, a built-in cupboard under the stairs and a corner cupboard. The ceiling height is approx. 2.20 m. The large living room has log walls, a plank ceiling, a newer wooden floor, dining area, seating area and library corner. There is an open flue fireplace with a channel system, which gives both radiant heat and heat via the channels, and which is the fireplace the current owner has used, although it has not been formally approved by the chimney sweep. The kitchen is simple, with a wooden floor and plank ceiling, gas cooker with oven, gas heater, small sink with water from a container and a patio door to the back of the house. There is also an older wood-burning range, which is not used because the flue is in poor condition. Upstairs there is a spacious landing with log walls, plank floor and plank ceiling with a hatch to the attic. Bedroom 1 has a double bed, plank floor, plank ceiling and an open fireplace with a stove insert, which is not approved and must be renovated before use, plus a gas heater. Bedroom 2 has very wide floorboards, a double bed, a large stove, which is not used, and a built-in cupboard. Bedroom 3 was previously a small extra kitchen and has two single beds, a gas heater and a Husqvarna wood-burning range no. 226, which is not used. There is also a small pantry/wardrobe. Most of the furniture and other contents can be purchased or included, as wished and agreed with the sellers.

In addition to the house there is a large log barn of approx. 200 m². The barn has an old, thick steel roof which is watertight, although rusty. It contains an old stable with many stalls, plenty of storage, a cart shed with storage and a hayloft. The cart shed is well suited for parties and long tables. There is also a log outbuilding of approx. 20 m² with a loft and storeroom, containing an old gas cooker and a working gas fridge, plus an added-on woodshed of approx. 10 m² and a double outdoor privy. A gas-powered incinerating toilet could usefully be installed. A former additional dwelling on the plot has been demolished, which is why the property has two addresses.

The plot is 17 226 m² (freehold), just under two hectares or about four Swedish tunnland, and lies at the end of a side road off a small gravel road, with no other houses along the road. It is surrounded by meadow and mixed deciduous woodland with fine oaks, including a huge oak, and old stone walls. No neighbours are visible from the house, and traffic can only be heard faintly in the distance under certain conditions, without being disturbing to any great degree. It is approx. 600 m to road 125 to the east and approx. 1.3 km to road 23 to the south. Approx. 3 km to Lake Juven, where there is no official bathing area, but you can of course still swim there. Approx. 10 km to the town of Åseda with shops and the Åkragöl bathing area. Approx. 17 km to the Dackestupet ski slope near Virserum and approx. 70 km to Astrid Lindgren's World in Vimmerby. Approx. 240 km from Helsingborg and approx. 255 km from Malmö.

Address	Kuttaboda 12, 364 33 Åseda
Property designation	Uppvidinge Kuttaboda 3:13

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Plot	17 226 m² (freehold)
Water & sewage	Own dug well on the plot, water fetched with a bucket (water quality not tested). No running water and no drainage. Outdoor privy.
Easements, joint facilities, etc.	Burden: official easement for road access and for water extraction in favour of Uppvidinge Rosendal 1:29. Burden: utility easement for telecommunications. Share in Uppvidinge Kuttaboda GA:1 (joint facility).
Mortgage deeds	1 deed, totalling 210 000 SEK

TAX ASSESSMENT

Type code	220, small house unit, built on
Assessment year	2024
Assessed value	Total 172 000 SEK, of which building 74 000 SEK and land 98 000 SEK

BUILDING

Building type	Log cottage on 2 full floors with attic
Year built	1870s
Frame	Logs
Foundation	Natural stone with cement edge (1950s)
Floor structure	Wood
Facade	Wooden cladding, painted approx. 5 years ago
Roof	Aluminium sheet roof, older
Windows	Single glazing, secondary panes stored in the barn
Heating	Open fireplace with flue channels, gas heaters
Ventilation	Natural ventilation
Other buildings	Log barn approx. 200 m², outbuilding approx. 20 m², woodshed, outdoor privy
Other	No electricity connected (disconnected for more than 30 years).
TV & broadband	5G mobile broadband, measured at approx. 9 Mbit/s down and 3 Mbit/s up 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/.

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ENERGY PERFORMANCE CERTIFICATE

Status Not required

RUNNING COSTS (SEK/YEAR)

Electricity	0	Water/sewage	0	Chimney sweeping	500
Waste collection	1 536	Insurance	4 304		
				Total annual cost	**6 340**

In addition, there is a property fee (fastighetsavgift) of 1 290 SEK/year (total 7 630 SEK/year). These costs are based on the seller's costs for holiday use. The chimney sweeping cost is an estimated average (sweeping every 3 years for holiday use). Costs for firewood and bottled gas for heating and cooking come in addition.

HOUSING COST (SEK/MONTH)

Cost at final price 1 100 000 SEK and down payment:	**10 %**	**15 %**	**25 %**
Down payment	110 000	165 000	275 000
Loan amount	990 000	935 000	825 000
Net interest cost at 3.5 % interest	2 021	1 909	1 684
Running costs	528	528	528
Property fee	108	108	108
Net housing cost per month	**2 657**	**2 545**	**2 320**

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

DIRECTIONS

Address: Kuttaboda 12, 364 33 Åseda. GPS coordinates: N 57° 10.6602', E 15° 29.1648'. Decimal: 57.17767, 15.48608. RT90: 6339112.747, 1480697.531. For directions and distance calculation from where you are, use e.g. www.hitta.se and click "vägbeskrivning".

OTHER

The price of the property 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 "About buying a house": https://www.oedegaarde.dk/Kopa/S13270.

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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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