Gunghult 3126 near Strömsnäsbruk



Charming soldier's cottage dating from around 1790, with approx. 102 m² of living space on 1½ floors and 4 rooms, of which 3 bedrooms. Horizontal timber house with additional insulation, extended in 2012, insulated windows, electric heating and a Jøtul stove. Drilled well and drainage to a three-chamber septic tank with soil infiltration. Stone-paved, partly covered terrace and a small woodshed. 4 475 m² freehold natural plot in a clearing in the forest, at the end of the road and with no close neighbours. Approx. 3 km to a bathing spot at the Hinneryd lakes, approx. 10 km to a bathing spot at Lake Hultasjön and to Klintbadet at Lake Hammarsjön in Strömsnäsbruk, and approx. 22 km to Markaryd. Approx. 100 km from Helsingborg.

Film tour: https://youtu.be/BgA3MC5SNvk

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 (approx. DKK 871 000 / approx. EUR 117 000)
Property type	Holiday home
Number of rooms	4
Living area	102 m²
Plot area	4 475 m² (freehold)

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INTERIOR

Number of rooms	4, of which 3 bedrooms
Living area	102 m²
Area source	Area information according to the tax assessment

GENERAL INFORMATION ABOUT THE PROPERTY

Description

Gunghult 3126 near Strömsnäsbruk is a charming soldier's cottage dating back to around 1790, with approx. 102 m² of living space on 1½ floors and 4 rooms, of which 3 bedrooms. At the back there is a stone-paved terrace of approx. 30 m², of which about two-thirds is covered and has an outdoor kitchen with bottled gas. The house is a horizontal timber building with additional insulation and was extended in 2012. It stands on a traditional natural-stone foundation (Swedish "torpargrund"). The roof is an older metal roof of the thick type and is watertight, but gutters are missing at the front. The wooden facade cladding needs a coat of paint. The windows are mostly insulated windows; there are coupled double-glazed windows in one bedroom on the upper floor and in the bathroom. The electrical installations are in good condition, with a new fuse box with circuit breakers and a residual-current device. Heating is by electric heating and a Jøtul stove. If you wish to maintain background heat in winter or control the heating remotely, installation of an air-to-air heat pump with app control is recommended. The chimney is inspected on an ongoing basis and was approved at a fire-safety inspection in 2026. Ventilation is natural, with vents in all rooms and two solar-powered SolarVenti units serving the living room/kitchen and the bathroom. Water comes from a private drilled well of approx. 50 m, which has not run dry. There is no filtration system; the water was tested some time ago with an approved result, but there is no more recent water analysis. The water pipe is winter-protected with a heating cable. Drainage is to a three-chamber septic tank with soil infiltration, approx. 15–16 years old, reported to be in order according to current regulations. The plant room contains a pressure tank, a hot-water cylinder of approx. 30 litres and a fire extinguisher; the pump is down in the well. There is a Verisure alarm.

Entrance via a small veranda into the hall, with a mat on the floor in that part, a ceiling height of approx. 2.10 m and stairs to the upper floor. Open-plan living/dining room and kitchen. The living room has an efficient Jøtul wood-burning stove, plank flooring, plasterboard walls and ceiling and a large serving opening to the kitchen. The kitchen has a laminate floor, a sink unit with a porcelain sink, a dishwasher (approx. 3–4 years old), a fridge with a freezer compartment (approx. 5 years old), an older ceramic electric cooker and a small hallway with additional cupboards and a microwave. On the ground floor there is also the house's only ground-floor bedroom, with plank flooring, space for a double bed and an older, blocked-up door as a decorative feature. The 2012 extension has a back entrance by the kitchen and a plant room with a door out to the terrace at the back, vinyl flooring and the water installations. Bathroom with wet-room vinyl on the floor and in the shower, washbasin, newer WC (approx. 5 years old), shower and a small washing machine (defective). The stairs from the hall lead up to a spacious stair hall with plank flooring, a wood-panelled ceiling and plenty of built-in storage cupboards. On the upper floor there are two further bedrooms: a guest room with a 1½ bed and a small sofa bed, planks on one wall and a window where there was previously a balcony, and a

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bedroom with two single beds. 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 small woodshed. Electricity has been brought out so that it can be extended if you wish to build a guest house.

The plot is 4 475 m² (freehold) and forms a clearing in the forest, quiet and scenic, with a fine atmosphere. It lies at the end of the road, with parking on the plot. A minor asphalt country road runs approx. 100–150 m from the house; you can hear it when a car passes, but it is not disturbing to any great extent. The nearest neighbour is approx. 500 m away, so you really are on your own and undisturbed here. Approx. 3 km to the bathing spot at the Hinneryd lakes, approx. 10 km to a bathing spot at Lake Hultasjön, approx. 10 km to Klintbadet at Lake Hammarsjön in Strömsnäsbruk, and approx. 22 km to Markaryd, including the bathing spots at Lake Getesjön and Lake Lokasjön and the Hälsans stig hiking trail between the lakes. Approx. 20 km to Gränsbygdens Köpcentrum near Markaryd, with a wider range of food, appliances, clothing and building materials. Approx. 70 km to the Vallåsen ski slope and to the Kungsbygget adventure park (Kungsbygget Äventyrspark) on Hallandsåsen, with a summer toboggan run and zipline among other things. Approx. 100 km from Helsingborg and approx. 155 km from Malmö.

Address Gunghult 3126, 287 93 Strömsnäsbruk

Property designation Markaryd Gunghult 2:13

Plot 4 475 m² (freehold)

Water & sewage Water from a private drilled well of approx. 50 m. The well has not run dry. There is no filtration system. The water was tested some time ago with an approved result, but there is no more recent water analysis, so the buyer is advised to take a water sample. The water pipe is winter-protected with a heating cable. Pressure tank in the plant room, pump down in the well, hot-water cylinder approx. 30 litres. Drainage to a three-chamber septic tank with soil infiltration, approx. 15–16 years old, reported to be in order according to current regulations.

Easements, joint facilities, etc. Official easement. Road. Benefit. File 0767-00/22.2
Benefiting: Markaryd Gunghult 2:13. Burden: Markaryd Gunghult 2:6

Official easement. Road. Burden. File 0767-00/22.3
Benefiting: Markaryd Gunghult 2:6. Burden: Markaryd Gunghult 2:13

Mortgage deeds 2 deeds, totalling SEK 600 000

TAX ASSESSMENT

Type code 220, small-house unit, permanent dwelling for 1-2 families

Assessment year 2024

Assessed value Total SEK 884 000, divided into small-house buildings SEK 672 000 and small-house land SEK 212 000

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BUILDING

Building type	1½-storey house
Year built	1790
Facade	Wooden cladding
Frame	Horizontal timber with additional insulation
Foundation	Traditional "torpargrund"
Plinth	Natural stone
Floor structure	Wood
Windows	Insulated windows; coupled double-glazed in 1 upstairs bedroom and in the bathroom
Roof	Older metal roof (the thick type)
Heating	Electric heating and wood (Jøtul stove)
Ventilation	Natural ventilation. SolarVenti (solar-powered)
TV & broadband	No fibre. 5G mobile broadband, measured at approx. 24 Mbit/s down and 5 Mbit/s up (Telenor, 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/.
Other	Extended in 2012. New fuse box with circuit breakers and residual-current device. Gutters missing at the front.

OTHER BUILDINGS

Small woodshed. Stone-paved terrace of approx. 30 m², of which about two-thirds is covered and has an outdoor kitchen with bottled gas.

ENERGY PERFORMANCE CERTIFICATE

Status	Not required

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RUNNING COSTS (SEK/YEAR)

Heating		Electricity	10 000	Water/sewage	1 650
Waste collection	2 649	Joint facilities/GA		Road fee/snow	
Chimney sweeping	500	Insurance	5 000	Maintenance	
Other					
				Total annual cost	**19 799**

In addition to the total annual cost, there is the municipal property fee (fastighetsavgift) of SEK 6 630.

Comment These costs are based on the seller's costs for holiday use. Installation of an air-to-air heat pump is recommended.

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 3.5 % interest	2 380	2 247	1 983
Running costs	1 650	1 650	1 650
Property fee	553	553	553
Net housing cost per month	**4 583**	**4 450**	**4 186**

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: Gunghult 3126, Strömsnäsbruk. GPS coordinates: N 56° 35.6952', E 13° 37.6800'. Decimal: 56.59492, 13.62800. RT90: 6276296.808, 1366262.176. For directions and distance calculation from where you are, use e.g. www.hitta.se and click "vägbeskrivning".

OTHER INFORMATION

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

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