



Private sale / Exposé

Presentation

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Dear Sweden lovers,

we would like to offer you our multigenerational property in Sweden for sale.

Main house

Ground floor

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The 5500m² large property with several houses offers space for two to three families.

Main house

Upper floor

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It is located in a beautiful forest and lake landscape between the lakes Vässelsjön (300m) and Grecken (900m) on a post road, which is also cleared in winter.

Barn apartment

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On the property are among other things two fully equipped apartments, a large barn, a guest house, a residential house, a sauna area and a garage with a tractor. After taking a sauna, you can jump into the water and sunbathe in an extraordinary plunge pool with a panoramic view. Moreover, you can spend cozy evenings in the glass garden pavilion until late at night. The complete garden area around the houses offers sun all day long.

Guest house

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Sauna area

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For nature lovers there are numerous activities such as hiking, discovery tours and fishing trips. Mushroom pickers and berry lovers will also get their money's worth. The lake near us is rich in fish and offers you the possibility of fishing.

Barn floors

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Barn rooms

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From time to time a moose visits us, lynx and ermine have also been, which underline the charm of our location. On rainy days you can play table tennis in the huge barn, take care of repairing your fishing net or invite many guests.

Pavillon

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This exposé is only a short summary. You can find the detailed descriptions with many pictures and videos at: www.ferien-haus.in-schweden.de

Sheds

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We are looking forward to your contact.

Other buildings

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Best regards,

Outdoor area

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Your family Thielmann

Lage with island

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Location

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The **main house** consists of 3 rooms, kitchen, hall, bathroom, 2 storage rooms, technical room, winter garden and 2 sun terraces. All floors are made of beautiful light planks of spruce.

Equipment:

small solar system with 2 truck batteries, single flue chimney, air shaft for transporting heat from the ground to the upper floor. The entire first floor including access stairs has a stable concrete strip foundation. Lightning conductors on all four sides connected with a ring belt around the house.

The exterior of the house was renovated in 2000. The boarding was replaced and insulated with 5cm Pavatex. The insulation is not visible from the outside.

Ground floor -> kitchen: 15m²: 4,60m x 3,35m x 2,26m (L x W x H)

Solid wood floorboards, complete kitchen (refrigerator-freezer, gas cooking oven), wood stove (grandma's kitchen stove) electricity (220 and 24 volts), water connection, wallpaper, 1 electric wall heater

Ground floor -> living room: 27m²: 6,10m x 4,33m x 2,26m (L x W x H)

Solid wood floorboards, 1 electric wall heater, wood stove, double glass doors, electricity (220 and 24 volts).

Ground floor -> winter garden: approx. 10m²

Solid wood floorboards, glass windows, 2 exterior doors, 1 interior door.

Ground floor -> terrace 1 to the east / terrace 2 to the west

Wooden construction

Ground floor -> hallway: 6m²

Solid wood floorboards, electricity (220 and 24 volts).

Ground floor -> bathroom: 4,5m²

Toilet, sink, old floor drain, connection for shower/bathtub, outside window, water connections, electricity connection (220 and 24 volts).

Ground floor -> technical room: 1,2m²: 1,07m x 1,20m (L x W)

Solid wood planks, electricity connection (220 and 24 volts).

Ground floor -> house entrance: 4m²

Roofed, swedish style

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Main house upper floor

The two floors of the house are connected by a massive turned wooden staircase. Halfway up there is a small window.

upper floor -> bedroom 1: approx. 21m²: 4,60m x 4,90m x 2,28m (L x W x H)

Solid wood floorboards, electric wall heater, wood paneling, wallpaper, wall closet, electricity (220 and 24 volts).

upper floor -> bedroom 2: approx. 21m²: 4,36m x 4,92m x 2,28m (L x W x H)

Solid wood floorboards, E-wall radiator, wood paneling, wallpaper, air shaft, electricity connection (220 and 24 volts).

upper floor -> storage room: 8m²: 7,90m x 1m (L x W)

Solid wood flooring



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The **barn apartment** has two floors. It has 4 rooms, a kitchen, a hallway and a sun terrace.

Main house

Ground floor

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Ground floor -> fireplace room: 26,5m²

Parquet flooring, glazed wooden walls, fireplace stove with vertical sliding glass opening (Buderus company), stove top from 1700, electricity connection (220 and 24 volts).

Main house

Upper floor

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Ground floor -> kitchen: 10m²

Oak parquet flooring, wood paneling + wallpaper, wood stove with glass door, electricity (220 and 24 volts).

Barn apartment

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Ground floor -> terrace: 17m²: 3,36 x 5,35m

Wooden floor

Guest house

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Upper floor -> big hallway: 26,5m²

Parquet flooring, wood paneling + wallpaper, wood stove, electric radiator, piano (see photo for details), electricity (220 and 24 volts).

Sauna area

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Barn floors

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Upper floor -> large bedroom: 12,5m²

Parquet flooring, wood paneling + wallpaper, wood stove with glazed door, electric radiator, double bed, loft bed, electricity (220 and 24 volts).

Barn rooms

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Upper floor -> small bedroom 1: 10m²

Parquet flooring, wood paneling + wallpaper, electric radiator, old cozy iron bed, electricity connection (220 and 24 volts)

Pavillon

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Upper floor -> small bedroom 2: 6,4m²

Parquet flooring, wood paneling + wallpaper, electric radiator, bed.

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Guest house

Between the main house and the barn apartment stands the yellow guest house facing the sun with a blue entrance door. The interior offers space for a loft or double bed (currently 1.20m wide), table and 2 chairs.

The covered porch is perfect for a hammock or rocking chair.

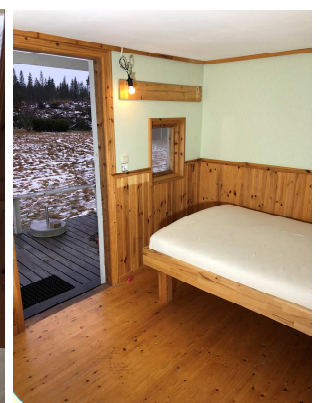


Features:

Solid wood floorboards, wallpaper and wood paneling, 3 triple glazed windows, aluminum trapezoidal sheet metal roof, electric radiator, electricity connection (220 and 24 volts).

Dimensions interior: 8,50m²: 3,46m x 2,46m x 2m (L x W x H)

Dimensions veranda: 7m²: 2m x 3,50m (L x W)



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Sauna area

Parts of the former animal stable with approx. 50cm thick brick walls have been converted into a large sauna area. In addition to the very large and exceptionally cozy wooden sauna, there is a sauna anteroom with a rest area and changing room, as well as a covered, glassed-in outdoor area with a plunge pool.

Outdoor area (covered) with plunge pool

The outdoor area is located on the western gable side, is roofed and glazed all around. On each side there is a terrace area. You are in the middle of nature. The heart of this area is the large plunge pool with a diameter of 1.5m. An efficient pump quickly fills the plunge pool with fresh deep well water.

Features: Gable roof, glass, planks, plunge pool with floor drain and overflow at 1m height. Dimensions covered: 18m²: 6 x 3m

Rest area

The tiled interior sauna area is divided into a separate changing room and a rest area. The rest area has a cozy wooden paneling, 2 exterior windows and offers space for a table, bench and chair. There is access to an adjacent fireplace room via a double wooden door. Both areas can be heated via the centrally located fireplace. The covered outdoor area with adjoining terraces leads off from this interior rest area.

Features: Tile, wall mirror, wood wall paneling, wall hooks, 2 exterior windows, door to covered outdoor area, door to fireplace room, electricity (220 and 24 volts).

Dimensions: 9,30m²: 3,20m x 3,82m x 2,27m

Sauna room

The solidly built sauna has 2 outside windows and offers enough space for up to 7 people on two levels with about 9 meters of seating and lying area (added together). Inside the sauna you can wash yourself in Finnish style (water boiler at the stove). Alternatively, there is a regular shower in the adjacent bathroom.

Equipment: Finnish stove from the company Kastor with 20 liter water boiler, water connection, swivel pump (can be operated without electricity), tiles, fixed and variable seating and reclining areas, electricity connection (220 and 24 volts).

Dimensions: 12,50m²: 3,60m x 2,55m x 1,91m

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Barn floors

The barn has an east/west orientation and offers various potential uses.

In the eastern part of the barn there is an apartment ("barn apartment"). In the western part is a large sauna area with adjacent "sauna kitchen". The middle part of the barn is not yet developed and consists of an upper (further apartment with fireplace possible) and a lower barn floor that is fit for cars. Below the middle part is a workshop and a bathroom.

Dimensions Total: 246m²: ca. 33m x 7,79m

Barn apartment: 70m², Garage: 12m², Workshop: 16m², Bathroom: 4,20m², Sauna area: 25m², Middle barn area lower part (fit for cars): 73m², upper part: 103m²

Lower barn floor

The lower barn floor is located in the middle of the barn and can be accessed, among other things, through two opposite barn doors. The front gate faces the center of the yard, while the rear one (facing south) can be accessed across the large meadow (e.g. by camper). This part of the barn is fit for cars.

Features: Safety roof glass, 2 barn doors, 2 cast iron factory windows, ping pong table, electricity (220 and 24 volts). Dimensions: 73,5m²

Upper barn floor

The upper barn floor is located above the sauna area and resembles a gallery. This area is reached via a staircase starting from the lower barn floor. The upper barn floor has many beautiful old oak transom windows. Here there is a possibility to build in a complete apartment. Currently, the area is used for hobby purposes (sports equipment, studio), among others.

Equipment: Transom windows, old wooden floor, shelves areas, fireplace preparatory work: double-flue double-shell Schiedel chimney (German quality brand), electricity connection (220 and 24 volts). Dimensions: 103m²

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Barn rooms

Garage

The garage is located under the barn apartment. Cars can access the approx. 6m high room by a double sliding door. Currently there is the tractor.

Equipment: iron door, wooden sliding door, stone floor, brick walls, concrete floor and ceiling. Dimensions: 12m²

Fireplace room

The fireplace room with living area has solid oak plank floor and has an efficient modern stove with glass panel. A double door leads to the sauna area. The room cut lends itself to a kitchenette overlooking the courtyard.

Equipment: Wood-burning stove with glass shades, 2 exterior windows (to the center of the courtyard / to the large meadow), entrance door, double doors to the sauna area, kitchen table, chairs, sideboard.

Dimensions: 25m²: 3,70m x 6,70m x 2,20m (L x W x H)

Daylight bathroom

In the bathroom is a toilet, shower and sink. An instantaneous water heater for hot water can be installed. From the company Miele here is a washing machine and dryer.

Equipment: Tile, dryer, washing machine, dryer, electricity (220 and 24 volts).

Dimensions: 4,10m²: 2,47m x 1,70m (L x W)

Workshop

The workshop is located in the middle of the barn and has brick walls, stone floor, a barred window to the large meadow and a fire door. The equipment includes two workbenches and various shelves.

Equipment: brick walls, stone floor, fire door, shelves, barred window, workbenches, electricity (220 and 24 volts). Dimensions: 16m²

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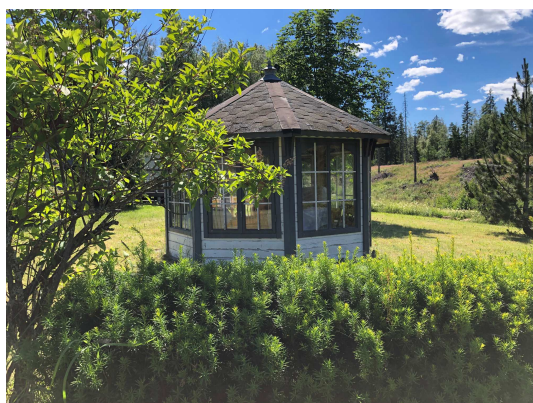
Pavillon

The pavilion, called “Lusthaus” in Swedish, stands in the middle between the barn and the main house and is glazed all around. Its 8-cornered shape invites you to eat and play in a particularly cozy atmosphere.

Features:

Solid wood planks, windows, double doors, table and chairs, electricity (220 volts), roof: welding sheets.

Dimensions: approx. 20m²



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Shed

A classic shed with a gable roof stands at the lower/north entrance to the property about 10m away from the main entrance of the main house. It has two rooms, each with its own doors.

Equipment: The left room has a floor of solid wood planks, the right room is without floor. Aluminum trapezoidal sheet roof.

Shed left (with floor), Dimensions: 5 m²: 3,20m x 1,58m x 3,80m ridge height

Shed right (without bottom), Dimensions: 7,90m²: 3,20m x 2,47m x 3,83m ridge height

Woodshet

A classic shed with a gable roof stands at the lower/south entrance to the property next to the barn. It consists of a large room for wood storage.



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Outdoor toilet

The classic Scandinavian outhouse (in Swedish "Utedass") is located at the upper eastern entrance to the property in optimal proximity to the barn apartment.

It is very well maintained, cozy and has a spacious size.

Features: Solid wood floorboards, walls insulated with soft fiberboard (Pavatex).

Dimensions: 2,40m²: 1,36m x 1,80m x 2,50m (L x W x H)



Ice cellar / Earth cellar

The typical Swedish winterized ice cellar consists of the actual cellar room and an anteroom. Both rooms have their own doors, but the door from the anteroom to the actual cellar room is a FH door (iron, fireproof). The ice cellar has an old masonry / barrel vault.

Equipment: Stone floor, 1 fire door (interior door).

Dimensions Cellar room: 7,50m²: 2,23m x 3,40m

Dimensions Anteroom: 2,30m²: 1,02m x 2,23m



Generator house

The farm was connected to the power grid only in 2021. Until then, electricity was generated by, among other things, a 16 KW diesel engine (KHD) with a connected generator. There is a catalytic converter in the exhaust pipe.

Equipment: 16 KW diesel power generator with catalytic converter

Dimensions: 9m²: 2,92m x 3,19m x 3,40m ridge height



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Outdoor area

Property size: 5525m²

The farm was connected to the electric power supply in 2021.

The nearest neighbors are about 300m, 500 and 1000m away.

Fountain house

Between the main house, barn and guest house is a classic 6m deep well. Before electrification, food was cooled here, among other things.

Smoker

Between the ice cellar and the generator house there is an old smoker. It can be reactivated.

Deep well

A 78m deep well supplies the entire farm with fossil water.

Washing machine outside

Next to the outdoor area of the sauna there is a wooden platform with an old Swedish washing machine operated by fire. Due to electrification in 2021, modern washing machines are now possible.

Access roads

The property has two access roads. One leads to the main house, the other one to the barn.

Meadows

The property is surrounded by a well-kept lawn, which can be mowed with a lawn mower or tractor. A John Deere 855 with mower and turbine grass collector and possibly a front loader are available.

Plants

Blueberries, lingonberries, wild raspberries and mushrooms (especially chanterelles and porcini) can be found in abundance in the surrounding nature. Currants, chokeberries, blueberries, apple trees and a chestnut tree are planted. Mountain lily, croll lily, Turkish bunch (Liliun Martagon Linn) are old growth. There are dense fir, lilac and rhododendron hedges on the sides of the road with little traffic.

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Lake with island

The lake, which is 300 meters away, has an access to the water to let in boats by car. There is a picnic area with a picnic table and fixed benches.

There is a small island with a fire pit 20 minutes away by rowing. On the way there you will pass a beaver lodge.

In winter the lake is often frozen and can be crossed on foot. Ice sailing is possible.

Fishing

Fishing is prohibited in the immediate bay because a special fish (landlocked salmon trout from the Ice Age) lives there. After 3 minutes of rowing you have left the bay and can fish with rod and net. A permit can be purchased.

Boats

1 aluminum rowing boat for fishing/netting (2 persons) and 1 canoe/canoe (3 persons), 1 racing kayak (2 persons), 1 typical Swedish old wooden fishing boat (3 persons, needs overhaul).



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Location & Environment

The farm is located in the region “Bergslagen” in central Sweden. Rich in ore and raw materials, this mining area has provided prosperity and work for centuries. Nowadays there is hardly anything left of it. The region resembles the Swedish picture book landscape with numerous lakes, small beautiful towns and villages. The houses are built in the typical Swedish style and painted with the well-known color “Falunrot”.

The mailbox to the farm is located at a collection point 4 km away in Mooshyttan.

Connection Car

The farm is connected from the asphalted national road 244 by a connecting road (10 km) which is a typical not asphalted split road. Since it is a post road, the road is cleared even in winter and is maintained all year round.

Connection public transport

From the asphalted 244 there is a bus connection to Nora, Örebro (train station), Grythyttan (train station), Hällefors (train station).

Connection plane

Stockholm/ Arlanda: 250 km, Stockholm/ Skavska: 106 km

Excursion destinations / shopping facilities

Grythyttan (18 km): village center with traditional Swedish houses and wooden church from 1632, restaurant Måltidens Hus (Swedish pavilion at the world exhibition in Seville/E), ice cream parlor, café, pub, supermarket

Hällefors (27 km): groomed, lighted cross-country ski trails of varying difficulty. supermarkets, hardware store, garden tools, fishing and hunting supplies

Pershyttan (29 km): European route of industrial culture.

Stadra-Theater (20 km): small theater right by Lake Grecken, where well-known Stockholm artists perform.

Nora (27 km): beautiful typical Swedish picture book wooden town with 18 km museum railroad to Pershyttan.

Örebro (60 km): university city, Supermarkets, IKEA, Bauhaus, everything else...

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Holiday home sweden



Presentation

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Main house

Ground floor

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Main house

Upper floor

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Barn apartment

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Guest house

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Sauna area

(page 6/15)

Barn floors

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Barn rooms

(page 8/15)

Pavillon

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Sheds

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Other buildings

(page 11/15)

Outdoor area

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Lage with island

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Location

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Infrastructure

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Infrastructure

Electricity

The property was connected to the public electricity in 2021. Accordingly, lines have been laid and power fuse boxes installed. Power lines and sockets have also been laid accordingly in the buildings.

Water

On the property there is a drilled deep well (78 meters).



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