

## **River Location Swedish Lapland - House For Sale on 6 acres.**

Our holiday house in Lapland, Sweden is for sale. The house was built in 1953 and has three floors with a full size cellar. The main living area is on the ground floor with a spacious living room, bath/shower room and toilet, kitchen with dining area and several cupboards. There is also a covered entrance veranda of just over 10sqm.

The heated cellar has the same floor area as the house. The cellar contains a wood and electric burner and water heater, a utility room with washing machine, a drying room, a wood storage room, a cold food storage room and two general storage rooms.

The house is sold partly furnished and includes a double bed, a single bed, cooker, fridge freezer, washing machine, kitchen table and chairs and a bed sofa. Included in the sale is an outhouse for wood and garden tools and a garage.

The nearby Luleå River is accessible in a five minute drive from the house. The Luleå River provides some spectacular views and the house comes complete with the right to launch a small boat from the riverside. There are also two major lakes located about the same distance from the house in the other direction and hundreds of square kilometres of forest starting at the edge of the land itself.

The location is truly beautiful and perfect for those who want tranquillity but with the comfort of modern living with a few houses in the immediate vicinity.

**The house is for sale at SEK450,000**

**Circa £37,500 (exchange rates can vary).**

Please e-mail us to ask for high resolution pictures of the inside and outside of the property and for us to answer any questions you may have.

**We strongly recommend you read all the information set out below as it includes:**

- The village.
- The house structure/building materials.
- House floor plan/room sizes.
- The garden.
- Furniture and fittings included in purchase price.

**In addition if you want further detailed information on the following please send us your contact details:**

- Caretaking of the house when you are in the UK.
- The house buying process in Sweden.
- Cost of house buying process.
- Setting up the payment of bills.
- Opening a Swedish bank account including internet access.

### **The Village**

- The village is small and located just 80 km outside the Arctic Circle, (120 km from Jokkmokk) and 80km from Luleå Airport. It is surrounded by forests, lakes and beautiful scenery and there are only 12 or so houses in the immediate vicinity.
- The village is served by water and waste systems from the local council, and electricity.
- Nearest supermarket and petrol station is 4 km from the village.
- Snow Mobiling and good walking from the doorstep.
- Cross country skiing around the area.
- Slalom and skiing slope in Vuollerim (43km) and Kåbdalis (75km).
- Year round fishing.
- Swimming and boating in the lakes in summer.

### **The house structure/building materials**

- The house was built in 1953 and is built as many houses in northern Sweden before 1970 i.e. timber framed with cladding and built on a foundation of cement.
- The roof is a strong wood structure clad in strong metal sheets which are popular with old and modern houses in Sweden.
- The house is sold freehold and the land comes with the house.
- It is possible to live there all year round.
- A survey was carried out on the house in March 2008 by a certified Building Surveyor.
- The main heating system is a wood burning stove and electric heater which heats all the water radiators and main hot water. This is complemented by an integrated electric system which is very convenient for when the property is unoccupied in the winter time.
- Water and waste sewerage is provided by the local councils system.
- All large windows have modern treble glazed units installed in 1985.

### **The house floor plan/room sizes**

- The house is on three levels, including a full cellar.
- Plot = 2 hektars (approximately 6 acres).
- Living Area 130sqm.
- Bedroom 1 - 3.5m x 3.81m.
- Bedroom 2 - 3.5m x 3.00m.
- Large hall. 6.64sqm.
- Large living room. 3.7m x 5.1m.
- Utility room with sink and clothes drying cupboard. 3.5m x 2m.
- Large linen/storage.
- Fully fitted kitchen/diner with new fridge/freezer, electric cooker. 3.75m x 4.85m.
- Bathroom with shower, sink unit and toilet. 2.45m x 2.95m.
- Hobby room in cellar. 5m x 3m
- Wood and electric boiler room. 4.5m x 3m.
- Entrance veranda. 2.5 x 4m.

### **The Garden**

- The garden is large and surrounded by pasture land, total ground area 6 acres.
- There is an out house which provides a storage area for wood and some garden tools.
- Garage is located at the entrance to the property.
- Gravel driveway.

### **Furniture and fittings**

- One bed sofas.
- One double bed.
- One single bed
- Fridge/Freezer.
- Kitchen table and chairs.
- Crockery/cutlery/coffee maker/saucepans.
- Cooker and cooker hood.
- Washing machine.

We can help you with sourcing additional furniture etc within Sweden – much of which can be delivered direct to the property.