

River location House for Sale – Ideal for Salmon and Fly Fishing.

Our house in Lapland, Sweden is for sale. The house was built in 1923 and has three floors with a full size cellar. The house sits on a total of 3400sqm (over ¾ of an acre) of land. The area is ideal for salmon and fly fishing as well as skiing, pimpling (ice fishing) and boating.

The main living area is on the ground floor with a spacious living room, large kitchen, and a dining room/third bedroom. From the living room there is a large covered veranda with beautiful views to the Kalix River. There is also a large covered entrance veranda/porch at the front door. Both verandas are at different sides of the house therefore providing the opportunity to follow the sun throughout the day.

The heated cellar has the same floor area as the house. The cellar contains a sauna, a shower and toilet room, a utility room with washing machine, a drying room, wood pellet and electric burner and water heater with storage tank, and a cold food storage room.

The top floor has 2 large bedrooms (one with a small balcony with views of the river), a spacious landing and a toilet and shower room.

The house is sold partly furnished and includes a cooker, fridge freezer, dishwasher, chest freezer, washing machine, and clothes dryer machine.

Included in the sale is an outhouse for storage and a garage.

The Kalix River is accessible from the edge of the land that comes with the property. It is permissible to keep and launch a boat from this plot of land.

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 has been surveyed by an official Swedish surveyor and the report is available for translation.

The house is for sale at SEK580,000.

Circa £49,995 (exchange rate can vary).

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

- The village.
- The house structure/building materials.
- 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

- This beautiful village is small and located 8km from Överkalix town, 109km from Luleå Kallax Airport and 74.6km from Kalix town.
- It is located next to and along the river Kalix and is surrounded by forests, lakes and beautiful scenery.
- The village is served by water and waste systems from the local council, and electricity.
- Nearest supermarket and petrol station is 8 km from the village.
- There is a café/restaurant with a small shop 10 minutes walk from the house.
- Snow Mobiling and good walking from the doorstep.
- Cross country skiing around the area.
- Year round fishing.
- Swimming and boating in the lakes in summer.
- There is a good bus service to Svartbyn itself but no rail route there. There is a train from Kalix town to Luleå and then onto Stockholm.

The house structure/building materials

- The house was built in 1923 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 April 2008 by a certified Building Surveyor.
- The main heating system is a wood pellet burning boiler 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 council system.
- All large windows have modern treble glazed units.

Room sizes

- The house is on three levels, including a full cellar.
- Plot = 3400sq metres (approximately 3/4 acre).
- Living Room with doors to covered veranda
- Dining room/third bedroom
- Hall with access to cellar
- Fully fitted kitchen/diner with fridge/freezer, electric cooker and dishwasher.
- Bedroom 1 with inbuilt cupboards plus balcony
- Bedroom 2 with inbuilt cupboards
- Bathroom with shower, sink unit and toilet.
- Wood and electric boiler room.
- Cellar with sauna, utility room, and shower and toilet
- Entrance veranda/porch.
- Covered veranda at rear of house.

The Garden

- The plot is large and surrounded by pasture land, total ground 3400sqm.
- There is a front garden laid to lawn with trees and shrubs and flower beds.
- The rear garden is also laid to lawn with flower beds and a grill area.
- There is an out house which provides a storage area.
- Garage is located at the rear of the property.
- Gravel driveway.

Furniture and fittings

- One bed sofa.
- Dishwasher
- Fridge/Freezer.
- Kitchen table and chairs.
- Cooker and cooker hood.
- Washing machine and separate dryer.
- Wardrobe
- Occasional small tables
- Display cabinet
- Chest of drawers
- Curtains
- Ceiling lamps.
- Garden furniture

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