

For Sale!

Quality of life on the country side!



The property is completely private, beautifully high and rural with views south towards the lake Viggaren with a jetty for boat and swimming. In the immediate vicinity there are large forest and hiking areas with nice berries and mushrooms. The area surrounding the property has high natural values, among others at the Lisstorps ängar and Lisstorps stenar.

DESCRIPTION

A paradise with stunning views and unabashedly location 0,9 mile southwest of Katrineholm. There is plenty of room for everyone in the family, whether you like horses, engines, grow fruit and vegetables for self sufficiency or go for rental of the guest house and perhaps expand that business.

There is great potential for development! Current owner had the Guest house connected to NovaSol, which has a high demand on small cottages for rent in this area. It is possible to expand this business by also decorating the "Baker cottage" and/or "Carriage shed/Store".

Residential (1937), Guest house (1850), 2 Lumber houses (1700), Double garage & Henhouse with a run, Stable, Carriage shed/Store, Fenced riding ground and 10 ha fenced pasture down to the lake Viggaren, with an option of purchasing additional good 2 ha of land.

PROPERTY

Katrineholm Lisstorp 1:2, Eriksberg Lisstorp, 641 93 Katrineholm, Sweden.

Situated in Katrineholm Municipality and Björkviks parish.

Tax rate 34,09%

According the Land Registry the total property area is 10.0400 hectares, which approximately 9.8 hectares is pasture and arable (pasture/arable 6.8/3 ha). In addition there is a mature garden with flower beds, fruit trees and lawn with graveled path around the center courtyard. The path between the house and stable are illuminated.

HOUSES

Residential house

2-floor with a basement. Built 1938. 7 rooms, including 4 bedrooms. Living area 186 sqm and additional 60 sqm in the basement. Note! Exact size not measured.
Beautiful well planned garden with kitchen garden, greenhouse and two ponds.

Exterior: wood panel. Window: 2-glass window. Roof: tiles. Base: concrete. Frame: wood. Joist: wood.
Ext. Sheet metal work: Painted steel.

Heating, water and sewage: Hydronic heating management system linked to the modern fan-driven wood boiler connected to two 500-liter storage tanks supplemented by electric heating cartridges and since 2009 also with an air- and water heat pump. Water: Individual water from deep drilled well (2007). Sewage: Individual sewage to septic tank (two-chambers).

The building is rebuilt and has been refurbished since 2000 and has a large terrace with steps down to the kitchen garden, greenhouse and one of the ponds. The terrace has two electric awnings.

PLANNING

Ground floor

ENTRANCE – White wooden floor, white painted walls, white ceiling.

SHOWER/WC – Tiled floor with under floor heating, walls tiled halfway, white ceiling, sink, toilet, towel dryer, fan and walk in shower.

KITCHEN – Large well-planned country kitchen with kitchen island and pantry/cool. Tiled floor with under floor heating, wallpaper, white ceiling, white tiles, and white profiled kitchen doors. Gas stove, fan, oven, microwave, dishwasher, refrigerator and freezer (all from 2009-2011).

DINING ROOM – Tiled floor with under floor heating, painted walls, back scene made of solid wood and white stained wooden ceiling open up to the ridge. Solid storage with built-in seating and daybed. Large paned windows and exit through the double glazed doors to the terrace.

LIBRARY – White wooden floor, white painted walls, white ceiling, fireplace (Handöl Carl Gustaf) connected to the chimney.

LIVING ROOM – White wooden floor, white painted walls, white ceiling. Exit to the terrace.

Upstairs

HALLWAY – White wooden floor, white painted walls, white ceiling, 1 wardrobe and 1 closet.

BEDROOM 1 – Light carpet, bright painted walls, white ceiling, fitted wardrobes with sliding doors along one long wall.

BEDROOM 2 – White wooden floor, bright painted walls, white ceiling, 1 closet.

BEDROOM 3 – White wooden floor, bright painted walls, white ceiling.

BATHROOM/WC – Tiled floor with under floor heating, walls tiled halfway, white ceiling, sink, toilet, bidet, towel dryer, fan and a tub.

Basement

LAUNDRY – Washing machine (2009), Tumble dryer (2009), rough washing sink and 2 accumulator tanks (at least 500 liters each).

BOILER ROOM – Wood boiler, wood storage, freezer, kiln for ceramics.

POTTERY – Potter's wheel and shelves for storage of ceramics in process. Exit to the garden.

STORES/FOOD CELLAR – Decorated with shelves along the walls.

BEDROOM 4 – Laminate floor, painted walls, white ceiling.

Guest house

1½-floor. Built 1850s. 4 rooms including 2 (3) bedrooms. Living area 86 sqm. Note! Exact size not measured.

Exterior: Wood panel. Window: 2-glass Windows. Roof: Tin. Base: Crawlspace. Frame: Wood. Joist: Wood.

Heating, water and sewage: Electric oil radiators. Water and Sewage: Connected to residential house (individual water from deep drilled well (2007) and individual sewage to septic tank (two-chambers)).

The building is rebuilt and have been refurbished 2007, has a nice terrace with awning and a view towards the lake.

PLANNING

Ground floor

ENTRANCE/SPARE BEDROOM – Laminate floor, wall paper.

KITCHEN – Laminate floor, painted walls, white ceiling, kitchen frames from IKEA, electric stove, fan, fridge/freezer (all from 2007).

SHOWER/WC – Plastic floor, tiled walls, toilet, sink, fan and shower.

LIVINGROOM – Laminate floor, painted walls, white ceiling with exposed beams and exit to the terrace.

Upstairs

BEDROOM 1 – Laminate floor, painted walls, white ceiling.

BEDROOM 2 – Original floorboards, painted walls, white ceiling.

Lumber house – Baker Cottage (center courtyard)

1-floor. Probably built in the 1700s with a frame of knot timber and placed in the center courtyard.

Building area approx 50 sqm. Note: Exact size not measured.

Contains large old-fashioned country kitchen with a large chimney, old bakery oven, cast iron stove and a farmhand chamber. The house is in great need of renovation inside. Water and sewage in culvert. New roof and facade renovated in 2009!

Exterior: Lumber/wood panel. Window: 2-glass window. Roof: Tiles. Base: Torpargrund. Frame: Wood. Joist: Wood.

Heating, water and sewage: Wood-fired fireplaces. Water and Sewage: Culvert connected to residential house (individual water from deep drilled well (2007) and individual sewage to septic tank (two-chambers)).

Lumber house – Larder house (center courtyard)

1-floor with a tiny cellar. Probably built in the 1700s with a frame of knot timber and placed in the center courtyard.

Building area approx 45 sqm. Note: Exact size not measured.

In need of renovation inside and out, is now used as storage shed and garage for four-wheeler.

Exterior: Lumber. Roof: Tiles. Base: Torpargrund. Frame: Wood. Joist: Wood.

Double garage/Henhouse

1-Floor. Year of construction unknown. Building area approx 70 sqm. Additional Area: Loft.

Exterior: Lumber/wood panel. Window: 2-glass window. Roof: Tin. Base: concrete. Frame: Wood. Joist: Wood.

Heating: electric oil radiators in the henhouse.

FARM BUILDINGS

Stable

Building area approx 210 sqm in the stable, approx 170 sqm in the barn and a hay loft of approx 200 sqm with 2 hay fans. Note: Exact size not measured.

Exterior: wood paneling. Window: 2-glass window. Roof: Asbestos. Frame: Concrete Stone in the stable and wooden frame in the remainder. Manure and urine plate approved for horses.

Heating, water and sewage: Electric oil radiators in saddle- and feed chamber. Water and Sewage: Connected to residential house (individual water from deep drilled well (2007) and individual sewage to septic tank (two-chambers)). The old dug well is still remained here.

Direct release to pastures and a riding ground of high quality.

PLANNING

BOXES – 10 of different sizes

SADDLE CHAMBER – Heated, toilet.

FEED CHAMBER – Heated.

Carriage shed/Store

2-floor. Untouched in prime condition with enormous potential.

Building area approx 160 sqm. Note! Exact size not measured.

Exterior: Wood panel. Window: 2-glass window. Roof: Tile. Base: Torpargrund. Frame: Wood. Joist: Wood.

TENURE STATUS

Ownership

EASEMENT, PLAN PROVISIONS ETC.

Rights-benefit: Official Easement Road.

Rights-load: Official Easement Road.

Other mortgage: Hunting Access rights.

ECONOMY

Price 4 395 000 SEK

(4 495 000 SEK including another 2 ha with building permit. Lisstorp 1:11 on the property map)

The assessed value is a total of 1.523 MSEK divided between land value 320 000 SEK, housing value 945 000 SEK, arable value 108 000 SEK, pasture value of SEK 65 000, farm buildings value of 85 000 SEK. Type 120

PLEDGE LETTER

Mortgage socket on a total of 1 195 000 SEK

OTHER

Access by appointment.

CURRENT OWNERS

Agneta Oresved Odsvall och Jan Odsvall

INTEREST NOTIFICATION AND QUESTIONS ABOUT THE PROPERTY

More pictures and information about the region is available on: www.clou.se/lisstorp

Welcome to make an appointment for viewing!

Contact: Lotti Norgren

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LANTMÄTERIET

Karta
Registreringsdatum 2009-12-29
Ärende
Avstyckning från Lisstorp 1:2
Kommun: Katrineholm
Län: Södermanland

Aktbilaga KA2
Ärendenr: D09626
Orig format: A4S

KJELL LARSSON
Kjell Larsson
Förregistreringslantmätare

Nybildad fastighet fig 1 = Lisstorp 1:11

Fastighetsrättlig beskrivning, se aktbilaga BE.
Teknisk beskrivning se aktbilaga TBE
Framställd genom: Nymätning och kopiering från registerkarta
Koordinatsystem: SWEREF 99 16 30
Mätmetod: Satellitmätning NRTK-tjänst
Nya gränser: 1898-1885-1886-1887-1892-1899

LISSTORP 1:1

Lisstorp

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Bestyrkes
Ann Hult

Viggaren

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Meter

Skala 1:4000

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