

## CHARMING “NEW ENGLAND” VILLA WITH SEA VIEW AND MODERN TOUCH IN THE IDYLIC AREA OF SVARTVIK

- Charming original details
- Completely renovated and modern
- Close to nature and water
- Thoughtful layout
- Built at the beginning of the 20th century with a unique history as an office building for the sawmill in Svartvik



Now, you have the opportunity to acquire a magnificent house in New England style in charming Svartvik, near Härnösand and the National Park "Höga Kusten". This unique house from the early 20th century has undergone extensive renovation and now has a modern touch.

The property has an exciting history as it was originally built as an office building for the sawmill in Svartvik. Since the middle of the 20th century, it has served as a summer residence. With an unusually large plot and house for this area, this residence offers both spaciousness and charm.

The house is surrounded by a generous wooden deck of approximately 140 sqm, perfect for outdoor living. The current owners completely renovated the house in 2019-2020 and built a garage in 2022. In the same year, a new well was drilled. On the grounds there is also an old wood-burning sauna located by the water. In addition to the garage, there is a separate parking space with space for 2-3 cars.

Here, in the middle of Sweden, you live in a unique home with character and modern comforts, where every detail is carefully selected.

Number of rooms: 9, of which bedrooms: 6 - 7  
Living area: 130 sqm, Plot area: 8242 sqm,  
Year of construction: 1909  
Property designation: Fröland 7:2  
Address: Svartvik 219, 871 91 Härnösand



## Room description

### GROUND FLOOR

The ground floor consists of social areas, a "master bedroom" and a large bathroom with shower, washing machine and dryer. The kitchen offers plenty of storage and a large dining area with fireplace. Via two pairs of original doors, you reach the living room from both the kitchen and dining area. From the living room or kitchen, you can easily reach the garden through patio doors and double doors.

### UPSTAIRS

The upper floor has a roof up to the ridge and accommodates six bedrooms, all equipped with designer built-in-place bunk beds. There is also a bathroom with a shower. Each room has a built-in wardrobe and for those who wish to have fewer bedrooms, it is easy to adapt the layout by removing some interior walls.

### ENVIRONMENT

General information about the area: Here there are fantastic opportunities for recreation with the proximity to the forest and the sea. You reach the sea adjacent to your own plot and have the idyllic sea bath, "Svartviksbadet", within walking distance. The picturesque town of Härnösand is 10 minutes away by car.

The heart of the well-known National Park "Höga Kusten" it is only 50 kilometers away and if you wish to fly, the airport Midlanda is about 33 kilometers away.

The building: During autumn 2019 – spring 2020, the property was completely renovated, based on the existing basic structure and construction of the house.

- All water and plumbing exchanged, new well drilled, water quality checked.
  - New insulation on the entire house and new facade.
  - The floors have been insulated from below.
  - New roof, new gutters.
  - New windows/balcony doors.
  - All electricity has been replaced.
  - New heat pumps with electric radiators as a complement.
  - Electric heated floors in the bathrooms and in the hall by the entrance.
  - New drainage runs along the house.
  - Stove insert was installed in the former fireplace.
  - Inside, everything has been renovated or replaced: kitchen, bathroom, most floors, interior walls, wall panels, lighting, (kitchen floor and stairs are original).
  - Bunk beds on the upper floor are special designed with real spring bases.
  - "Technology room" as a central point for electricity, water pump, etc.
- 2-chamber sewer tank with infiltration installed in 2013.

**"Höga Kusten"** – The High Coast of Sweden, starting at the coast town of Härnösand and ending 100 kilometers up north at the town of Örnsköldsvik.

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