



## Excellent 3 Bed House for Sale In Ljungskile Sweden



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 371,538.67

### Τοποθεσία

Χώρα:	Sweden
Νομός/Περιοχή/Επαρχία:	Västra Götaland
Πόλη:	Ljungskile
Διεύθυνση:	Forshälla Strand 427
Ταχυδρομικός κωδικός:	459 94
Δημοσιεύθηκε:	05/04/2025

Περιγραφή:

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Esales Property ID: es5554554

Forshälla Strand 427  
Ljungskile  
Västra Götaland  
459 94  
Sweden

A Scandinavian Sanctuary: Forshälla Strand 427 – Where Tranquility Meets Modern Living

Nestled along a private road, just a leisurely seven-minute stroll from pristine sandy beaches, convenient boat moorings, and captivating nature trails, Forshälla Strand 427 presents an unparalleled opportunity to



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embrace the serene beauty of the Swedish coastline. This meticulously maintained home, set upon a sprawling 1,690 square meter plot, offers a harmonious blend of seclusion and accessibility, creating a haven of tranquility amidst nature's embrace.

The property's expansive garden, enveloped by mature trees, provides a verdant sanctuary for relaxation and recreation. Bounded on one side by a neighboring residence and on the other by a protected nature reserve, the garden offers a sense of privacy and seclusion, allowing residents to immerse themselves in the surrounding natural beauty. Two sun-drenched terraces, strategically positioned to capture the sun's rays throughout the day, provide ideal settings for alfresco dining and social gatherings. A generous 24-square-meter balcony, offering glimpses of the picturesque fjord and the enchanting island of Orust, provides a tranquil space for contemplation and enjoyment of the breathtaking views.

Originally constructed in 1958 and thoughtfully extended in 1989, the home boasts 137 square meters of bright and airy living space, thoughtfully distributed across multiple levels. The architectural design, characterized by high ceilings and an open, inviting layout, creates a sense of spaciousness and connectivity, fostering a warm and welcoming atmosphere. Two fully functional wood-burning stoves provide supplemental heating and create a cozy ambiance during the colder months.

In addition to the main living areas, the property offers 27 square meters of well-organized storage space, catering to the diverse needs of modern living. This versatile space can accommodate seasonal items, sports equipment, or serve as a dedicated workshop, providing ample room for hobbies and projects.

Over the past four years, the property has undergone extensive renovations, exceeding 1 million SEK in value, seamlessly integrating classic charm with contemporary efficiency. These renovations have transformed the home into a modern sanctuary, featuring a brand-new kitchen and bathroom with stylish finishes, new triple-glazed windows for optimal insulation and comfort, solar panels for sustainable energy-efficient living, reverse cycle heat pumps for year-round temperature control and low operating costs, and high-speed internet connectivity.

The brand-new kitchen, designed with both aesthetics and functionality in mind, features modern appliances, sleek cabinetry, and ample counter space, catering to the needs of discerning chefs and home cooks. The stylish bathroom, adorned with high-quality fixtures and finishes, provides a spa-like retreat for relaxation and rejuvenation.

The new triple-glazed windows, a testament to modern engineering, ensure optimal insulation, minimizing energy consumption and maximizing comfort throughout the year. The solar panels, harnessing the power of the sun, provide a sustainable and cost-effective energy source, reducing the home's environmental footprint. The reverse cycle heat pumps, offering both heating and cooling capabilities, ensure year-round temperature control while minimizing operating costs.

The high-speed internet connectivity ensures seamless communication and entertainment, catering to the demands of modern lifestyles. The property's secluded ambiance, while providing a tranquil retreat, does not compromise accessibility to essential amenities. The Torp Shopping Centre, featuring major retailers, is just a 10-minute drive away, providing convenient access to shopping and dining options.



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The charming town of Ljungskile, located 15 minutes away, offers a delightful blend of coastal charm and culinary excellence. Award-winning restaurants, such as Musselbaren and Laxbutiken, provide exceptional dining experiences, showcasing the region's fresh seafood and local delicacies. A golf course and a tennis center cater to sports enthusiasts, providing opportunities for recreation and leisure.

The vibrant city of Gothenburg, located 50 minutes away, offers a wealth of cultural attractions, entertainment venues, and shopping destinations. Landvetter Airport, providing convenient access to domestic and international destinations, is also within easy reach.

Forshälla Strand 427 presents a unique opportunity to embrace the serene beauty of the Swedish coastline while enjoying the comforts of modern living. The property's secluded location, expansive garden, breathtaking views, and modern amenities create a haven of tranquility and sophistication.

### Key Features:

- \* Location: Forshälla Strand 427, Sweden
- \* Plot Size: 1,690 square meters
- \* Living Space: 137 square meters
- \* Storage Space: 27 square meters
- \* Garden: Surrounded by trees, adjacent to a nature reserve
- \* Outdoor Spaces: Two sun-drenched terraces, 24-square-meter balcony with fjord and Orust views
- \* Renovations: Extensive renovations (over 1 million SEK) within the past four years
- \* Modern Amenities: Brand-new kitchen and bathroom, new triple-glazed windows, solar panels, reverse cycle heat pumps, high-speed internet
- \* Heating: Two wood-burning stoves
- \* Proximity to Amenities: 10 minutes to Torp Shopping Centre, 15 minutes to Ljungskile, 50 minutes to Gothenburg, easy access to Landvetter Airport
- \* Nearby Attractions: Sandy beaches, boat moorings, nature trails, award-winning restaurants, golf course, tennis center.

This property offers an unparalleled opportunity to experience the serene beauty and modern comforts of Swedish coastal living.

### ABOUT THE AREA

Ljungskile, a picturesque coastal town nestled along the shores of the Gullmarn fjord in western Sweden, offers a tranquil escape amidst stunning natural beauty. Renowned for its serene atmosphere and scenic landscapes, Ljungskile attracts visitors seeking a respite from the hustle and bustle of city life. The town is characterized by its charming waterfront, lush green surroundings, and access to numerous outdoor activities.

The town is a haven for nature enthusiasts, with opportunities for hiking, kayaking, and sailing readily available. The Gullmarn fjord, a marine protected area, provides exceptional conditions for exploring the coastline and observing diverse marine life. Ljungskile's proximity to forested areas and nature reserves also makes it ideal for those seeking peaceful walks and outdoor recreation.



Ljungskile is not only a place of natural beauty but also a town with a vibrant community. The town features a selection of quality restaurants, notably Musselbaren and Laxbutiken, which are known for their fresh seafood and local delicacies. It also has a golf course and tennis center, providing recreational opportunities for residents and visitors alike. Ljungskile provides a great example of Swedish coastal living.

For those travelling to Ljungskile, the nearest and most convenient airport is:

\* Gothenburg Landvetter Airport (GOT):

\* This is the major international airport serving the Gothenburg region and is the most practical option for reaching Ljungskile.

\* It offers a wide range of domestic and international flights, providing easy access from various locations.

\* From Landvetter Airport, Ljungskile can be reached by car or public transportation, with a travel time of approximately 50 minutes.

## MAiN FEATURES:

\* 137m<sup>2</sup> of living space

\* 1690m<sup>2</sup> plot

\* 3 Bedrooms

\* 2 Bathrooms

\* Stunning Views

\* Private Garden

\* Close to essential amenities such as supermarkets and pharmacies

\* Close to many excellent bars and restaurants

\* Great base from which to discover other fantastic areas of Sweden

\* Many excellent sports facilities, walking and cycling areas nearby

\* Rental Potential through Airbnb and Booking.com

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## Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	137 τ.μ
Μέγεθος αυλής:	1690 τ.μ

## Utility details

Heating:	Ναί
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## Lease terms

Date Available:



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**Contact information**

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IX6.786.502

