



## Luxury 5 Bed Farm Estate with Land For Sale In Leka Norway



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,344,401.18

#### Location

Pays:	Norvège
Adresse:	Madsøyveien 176
Indicatif régional:	7994
Soumis:	15/01/2025

#### Description:

Luxury 5 Bed Farm Estate with Land For Sale In Leka Norway

Esales Property ID: es5554432

Madsøyveien 176  
Leka  
TR  
7994  
Norway

Own a Piece of Norway's Geological Paradise: 5-Bedroom Farmhouse with Expansive Land in Leka

Immerse yourself in the breathtaking beauty of Leka, Nord-Trøndelag's northernmost municipality, designated as Norway's Geological National Monument. The island's red serpentine mountains and unique geology create a captivating landscape unlike any other. Explore more about Leka's wonders here: <https://www.visitleka.no/?lang=en>



## A Unique Opportunity Awaits:

Madsøy Farm, a former dairy farm, presents a remarkable chance to own a versatile and profitable property. Established in 1979, the farm prospered as a modern dairy producer, yielding 350,000 liters of milk annually alongside meat production. Operations currently stand paused, offering a blank canvas for you to craft your vision.

## Endless Possibilities:

- \* Revive the Agricultural Legacy: Resume dairy production or explore alternative agricultural ventures, capitalizing on the property's established infrastructure.
- \* Embrace Commercial Opportunities: The property's size and location hold immense potential for commercial endeavors.
- \* Create a Residential Oasis: Transform the farm into a stunning private residence or explore the possibilities of developing additional housing units.

Double the Value: Adding to the property's appeal is a second, well-maintained house on a separate plot, built in 1982, offering additional living space or potential rental income.

## Property Highlights:

- \* Location: Idyllic Leka Island, Norway
- \* Land Area:
  - \* Cultivated Land: 103,000 m<sup>2</sup>
  - \* Pasture Land: 70,000 m<sup>2</sup>
  - \* Forested Area: 26,000 m<sup>2</sup>
  - \* Additional Area: 554,000 m<sup>2</sup>
- \* Milk Quota: 138,690 liters (rented out through 2029)

## Main Farmhouse:

- \* Size: Approx. 157 m<sup>2</sup> over two floors with a partial basement
- \* Bedrooms: 5
- \* Living Rooms: 3
- \* Modern Kitchen and Bathrooms (2)
- \* Multiple Terraces, including one with a partially covered outdoor kitchen
- \* Recently restored and extended, offering a modern and inviting atmosphere

## Second House:

- \* Size: Approx. 85 m<sup>2</sup> on a separate 2,000 m<sup>2</sup> plot
- \* Bedrooms: 2
- \* Bathroom: 1



- \* Living Room, Kitchen, and Storage Rooms (2)
- \* Newly renovated interior (2024) with a new kitchen and bathroom
- \* Includes a small outbuilding
- \* Move-in ready

#### Additional Income Potential:

- \* Rental Apartment: A 50 m2 apartment within the farm building offers additional rental income.
- \* Airbnb Rentals: The farmhouse and apartment can be rented out on Airbnb platforms.

#### Farm Buildings:

- \* Approx. 1,200 m2 with an additional barn of 280 m2
- \* Loose housing and a milking robot (2008)
- \* Separate calf housing and ample space for livestock
- \* Adjacent office building with a newly renovated 50 m2 apartment

#### Garages:

- \* Large Garage (2014): 450 m2 with 5-meter ceiling height and five large electric gates, ideal for equipment storage.
- \* Garage near Farmhouse: Approx. 110 m2 with three electric posts for vehicles and additional storage.

#### Unveiling More Potential:

- \* Private Quay: A private quay and large coastal area offer possibilities for future development, such as building cabins or recreational facilities.
- \* Prepared Plot: A partially prepared site awaits for the construction of a new house.

#### Current Income Streams:

- \* Long-term rental income from House #2
- \* Airbnb rentals from the farmhouse and apartment

#### Ownership Considerations:

- \* Loan Transfer: The property has an existing loan that can be either assumed by the buyer or fulfilled by the seller upon negotiation.
- \* Licensing Requirements: Norwegian law mandates obtaining a license to take over the property.
- \* Concession Application: A concession application may be required due to property-related obligations.

#### Sale Conditions:

- \* The property is offered 'as is,' including all inventories, tools, and equipment.
- \* Sales Price: EURO 1,150,000,-



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\* Seller Direct Sale: This property is being sold directly by the owner, eliminating broker fees.

Embrace a Multifaceted Opportunity:

Madsøy Farm transcends a typical property. It's a canvas brimming with potential, perfect for investors or individuals seeking a versatile property with immediate income and future development possibilities.

## ABOUT THE AREA

Leka is an island municipality located in Trøndelag county, Norway. Renowned for its unique geological formations, Leka has been designated as Norway's Geological National Monument. The island boasts striking landscapes dominated by distinctive red serpentine mountains, creating a visually stunning and unique environment.

Leka offers a tranquil escape with opportunities for outdoor enthusiasts. Hiking trails wind through the dramatic scenery, while the surrounding waters provide excellent fishing opportunities. The island also maintains a rich cultural heritage, with charming villages and a strong sense of community.

The nearest airport to Leka is Trondheim Airport, Værnes (TRD), located approximately 200 kilometers south of the island.

Leka provides a unique blend of natural beauty, outdoor recreation, and a glimpse into authentic Norwegian life, making it an ideal destination for those seeking a peaceful and memorable experience.

## MAiN FEATURES:

- \* 157m<sup>2</sup> of living space
- \* 763400m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* 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 Norway
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Commun**

Chambres:	5
Salle de bains:	2



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Pied carré fini: 157 m<sup>2</sup>  
Dimensions du lot: 763400 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Information additionnelle**

Virtual tour URL: <https://www.youtube.com/embed/Oh15IyIIE3M>

## **Contact information**

IMLIX ID: IX6.587.120

