



## 4 Bed Cottage For Sale In Kaholmen Kråkerøy Norway



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 693,531.46

### Posizione

Nazione:	Norway
Indirizzo:	80B
Cap:	1676
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4 Bed Cottage For Sale In Kaholmen Kråkerøy Norway

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Kaholmen Cottage

4WW3+XQ2 Fredrikstad Municipality, Norway

Kaholmen: A Coastal Masterpiece in the Norwegian Archipelago

Welcome to a property that redefines the concept of a coastal retreat. Located on the serene island of Kaholmen in Kråkerøy, this newly built, architect-designed cottage offers an unparalleled sanctuary just 100 meters from the glittering sea. This is more than just a home; it is a meticulously crafted escape, built to an impeccable year-round standard and poised to become a family legacy. With its privileged position just a 90-minute journey from Oslo, it provides the perfect balance of secluded tranquility and convenient accessibility, making it an ideal haven for those seeking to immerse themselves in the natural



beauty of Norway without sacrificing modern comforts.

The cottage stands as a beacon of modern Nordic design, its clean lines and high-quality materials blending seamlessly with the surrounding landscape. The plot, spanning 1,084 square meters, offers a sunny and secluded haven with breathtaking views of the archipelago. The architects have brilliantly utilized every square meter of the 91 m<sup>2</sup> internal usable area, creating a highly efficient and functional layout that maximizes space and natural light. The home's exterior is just as impressive, with an additional 2 m<sup>2</sup> of external usable area in the form of a private terrace or balcony, perfectly positioned to capture the sun throughout the day and provide an idyllic setting for outdoor living. Every detail, from the choice of wood to the placement of windows, has been thoughtfully considered to create a harmonious living environment that is both beautiful and resilient against the elements.

Step inside, and you are immediately enveloped in an atmosphere of warmth and quiet luxury. The interior boasts a first-class material selection, from the elegant, single-strip oak parquet flooring that flows throughout the living spaces to the beautifully tiled bathrooms. The heart of the home is undoubtedly the kitchen, a masterpiece of Scandinavian design from the renowned Sigdal brand. It features sleek lines, integrated white goods, and ample storage, making it a joy for both everyday cooking and elaborate entertaining. The open-plan layout connects the kitchen to a bright living area, where a wood-burning stove stands as a centerpiece. On cold winter nights, its crackling fire provides not only warmth but a cozy, inviting glow that makes the space perfect for intimate family moments or simply enjoying a good book. This energy-efficient design, coupled with full all-year standard insulation, ensures that the cottage is as comfortable in the deepest winter as it is on a bright summer day.

With four generously sized bedrooms and ten total rooms, the cottage offers a surprising amount of space for its footprint, comfortably accommodating a large family or a group of friends. Each room has been designed with a bright and modern aesthetic, featuring large windows that frame the spectacular outdoor scenery and flood the interiors with light. The two tiled bathrooms are a study in minimalist elegance, equipped with high-quality fixtures and finishes. This thoughtful layout ensures that the home feels spacious and accommodating, providing both communal gathering areas and private retreats for everyone. The balance of shared and personal spaces is perfect for a multi-generational family or for those who love to host guests.

Beyond the aesthetics and internal features, the home is equipped with a range of practical facilities designed for a comfortable, maintenance-free lifestyle. Public water and sewer connections provide all the conveniences of a permanent residence. The property also has a reliable input power source and a dedicated inlet for water. For those who enjoy the outdoors, the cottage is a dream come true. Its close proximity to the sea provides exceptional fishing opportunities and swimming spots just a short walk away. The surrounding area is a veritable playground for nature lovers, with extensive hiking terrain that invites exploration. The panoramic views of the archipelago and the stunning coastline are a constant reminder of the incredible location. Whether you are gazing out from one of the sunny patios or from the comfort of your living room, the view is a living masterpiece that changes with the seasons.

A 2025 construction date means this cottage is brand new, offering a rare opportunity to own a move-in-ready property without the hassle of a long construction process. It comes with the assurance of complete, high-quality craftsmanship, from the foundation up to the final finishes. The maintenance-friendly design



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means you can spend less time on upkeep and more time enjoying the spectacular lifestyle this home offers. Owning this property is more than a transaction; it's an investment in a legacy of unforgettable memories, from tranquil mornings by the sea to vibrant evenings with friends and family. This cottage embodies the very best of Norwegian living—a harmonious blend of nature, architecture, and enduring quality. It is a place where every moment feels like a breath of fresh air, a true sanctuary to call your own.

## ABOUT THE AREA

The island of Kråkerøy offers a tranquil coastal lifestyle with a rich maritime heritage. As part of the municipality of Fredrikstad, it benefits from a vibrant local community while maintaining a peaceful, suburban charm. The area is a haven for those who appreciate nature and outdoor activities. Kråkerøy itself is a large, forested island with numerous walking and cycling paths that wind through scenic landscapes. The surrounding archipelago is a popular destination for boating, kayaking, and fishing, with countless islands and secluded coves to explore.

Life on Kråkerøy is defined by a deep connection to the sea. The community is welcoming, and the area provides excellent amenities for daily life, including local shops, cafes, and restaurants. The nearby city of Fredrikstad, known for its beautiful Old Town (Gamlebyen), offers a wider range of cultural events, shopping, and dining experiences just a short drive or ferry ride away. The proximity to both natural beauty and urban convenience makes the location highly desirable for families, retirees, and weekenders alike.

## Travel and Accessibility

Despite its secluded feel, Kaholmen's location on Kråkerøy is remarkably accessible. A convenient 90-minute drive connects the property to Oslo, Norway's capital, making it a perfect year-round residence for those who commute or a quick weekend getaway. The E6 motorway provides a smooth and direct route, ensuring travel is simple and efficient. This proximity to a major metropolitan center means you can easily enjoy the tranquility of the coast while still having access to big-city amenities, cultural events, and business opportunities.

For international and domestic travel, the nearest major airport is Oslo Gardermoen Airport (OSL). Located north of Oslo, it is Norway's primary international gateway, offering flights to destinations across the globe. Additionally, Sandefjord Airport, Torp (TRF) is another viable option, providing flights to various European cities. The drive to either airport is manageable, further enhancing the property's appeal for international buyers or those who travel frequently. The seamless blend of serene coastal life and excellent travel links makes this cottage a truly exceptional find.

## MAiN FEATURES:

- \* 91m<sup>2</sup> of living space
- \* 1084m<sup>2</sup> plot
- \* 4 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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## Comune

Camere da letto:	4
Bagni:	2
Finito piedi quadrati:	92 mq
Dimensione del lotto:	1084 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.496.602

