



House Divided into 2 Apartments For Sale In Hogsater Sweden



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Listing details

Property for: Sale
Price: EUR 170,000

Location

Country: Sweden
ZIP code: 458 70
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Description:
House Divided into 2 Apartments For Sale In Hogsater Sweden

Esales Property ID: es5555206

Genavagen 30

458 70 Hogsater

Vastra Gotaland

Sweden

Spacious Dual-Apartment Property for Sale in Hogsater, Dalsland

Situated in the peaceful village of Hogsater within the scenic Dalsland province of West Sweden, this versatile two-apartment residence offers a rare real estate opportunity. With generous square footage and a highly adaptable layout, the property is perfectly designed for multi-generational living, a large family home, a Swedish holiday retreat, or a combined private residence and income-generating rental property.



Generous Living Space Across Two Self-Contained Units

The home provides approximately 280 square meters of primary residential space, intelligently divided into two fully independent, self-contained apartments.

* Ground-Floor Apartment: Features an expansive layout including a light-filled living room, a functional kitchen with a dedicated dining area, three well-proportioned bedrooms, a main bathroom, and additional WC/laundry facilities. Residents on this level enjoy direct access to a private garden and a large outdoor deck, ideal for alfresco dining and summer entertainment.

* Upper-Floor Apartment: Comprises its own private kitchen and dining area, a bright living room, three bedrooms, a family bathroom, a separate WC, and a private elevated balcony.

This dual-unit configuration allows owners to comfortably reside on one floor while hosting extended family, accommodating guests, or leasing the second unit to generate rental yield.

Expansive Basement, Garage, and Substantial Plot

In addition to the main living quarters, the property encompasses approximately 130 square meters of basement and ancillary space. Renovation work has already been initiated on this lower level, providing significant potential for the incoming owner to finish the space as a workshop, home gym, hobby room, spacious office, or extra storage.

The house stands on a generous plot of approximately 1,390 square meters, giving residents a private, green garden area. The grounds also feature a substantial detached garage measuring roughly 70 square meters, offering ample room for multiple vehicles, leisure equipment, bicycles, or a dedicated trade workshop.

Extensive Property Improvements and Energy Efficiency

The building has benefited from significant capital upgrades in recent years, reducing immediate maintenance needs for the new owner. Notable improvements include a full roof renovation in 2020, complete replacement and repainting of the exterior facade in 2020, and the installation of new modern windows throughout the home in 2018. The property is efficiently heated using two air-source heat pumps, keeping operational costs manageable during the colder months.

Idyllic West Sweden Location with Modern Amenities

Hogsater combines the tranquility of the Swedish countryside with everyday convenience. The village offers local services including a grocery store, retail shops, a petrol station, a local school, a preschool, sports facilities, and exercise tracks, alongside regional public transport connections. The coastal city of Uddevalla sits just 38 kilometers away by road for major commercial needs.

The surrounding region is an outdoor enthusiast's paradise. Nearby Ragnerud and Lake Ragnerudssjon feature camping, canoeing, kayaking, swimming, and lakeside dining. The area borders the Kroppefjall



nature reserve, offering vast networks of marked hiking routes through pristine forests and lakes. Popular attractions like the historic Dalsland Canal and the Håverud aqueduct are also within easy driving distance.

Transport Links and Connectivity

For domestic and international buyers, the property is conveniently connected to regional transit hubs. The nearest regional airport is Trollhattan-Vanersborg Airport (THN), located approximately 40 kilometers to the southeast, offering regional flights and domestic connections to Stockholm. For broader international travel, Gothenburg Landvetter Airport (GOT) is the primary major international gateway, situated roughly 115 kilometers to the south. Any intended holiday-letting or commercial development should be verified by the buyer in accordance with Swedish municipal regulations, tax rules, and insurance conditions.

ABOUT THE AREA

Hogsater is a charming rural locality situated in Fargelanda Municipality, located in the historical province of Dalsland in western Sweden. Nestled amid rolling farmland, forests, and tranquil countryside, this small community offers a quiet, authentic taste of traditional Swedish village life. The surrounding landscape is characterized by scenic waterways and nature reserves, making it an ideal destination for outdoor recreation and peaceful retreats.

The area around Hogsater is rich in natural beauty and cultural heritage, appealing particularly to enthusiasts of hiking, canoeing, and wildlife observation. The nearby Kroppefjäll nature reserve provides extensive networks of trails winding through old-growth forests and alongside pristine lakes. Visitors can explore local historic churches, traditional timber homesteads, and small craft shops that showcase the region's agricultural and artisan traditions.

Despite its serene setting, Hogsater maintains practical regional connectivity via local road networks that link the village to nearby administrative centers like Fargelanda and Uddevalla. The local economy and community life revolve around small-scale agriculture, local services, and eco-tourism, allowing the area to retain its slow-paced, welcoming atmosphere throughout the changing seasons.

The nearest commercial airport to Hogsater is Trollhattan-Vanersborg Airport (THN), situated approximately 40 to 45 kilometers to the southeast. For a wider range of international flights, Gothenburg Landvetter Airport (GOT) is the primary major hub serving the broader region, located about 110 to 120 kilometers to the south.

MAiN FEATURES:

- * 280m² of living space
- * 1390m² plot
- * 6 Bedrooms



- * 4 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Great base from which to discover other fantastic areas of Sweden
- * Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Hogsater Sweden fast online

Tenanted: Yes

Common

Bedrooms:	6
Bathrooms:	4
Finished sq. ft.:	280 sq m
Lot Size:	1390 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.945.359

