



Luxury Meijerimaa Estate For Sale In Kantele Finland



Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Детали объявления

Недвижимость:	На продажу
Цена:	EUR 860,000

Местоположение

Страна:	Финляндия
Почтовый индекс:	Kantele
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Kanteleentie 98, 07565 Kantele, Finland

A Sanctuary of Sustainable Luxury: The Meijerimaa Estate in Kantele, Finland

Welcome to Meijerimaa, an extraordinary estate offering a unique blend of historical charm, modern luxury, and unparalleled sustainability. Located in the picturesque village of Kantele, Southern Finland, this expansive property, formerly the esteemed Kantele Cheese Dairy, is now available for sale. Less than an hour's drive from Helsinki International Airport, Meijerimaa offers the perfect escape to nature without sacrificing accessibility to urban conveniences.

An Estate Steeped in History, Reimagined for the Future

The Meijerimaa estate, situated at Kanteleentie 98, 07565 Kantele, Finland (Register number 616-401-27-1), spans a generous 0.8499 hectares (approximately 2.1 acres). This remarkable property boasts two primary buildings, the former dairy and the former pig house, both constructed with robust brick and concrete, with parts dating back to 1914 and largely established in 1935. Complementing these historic structures are a modern, light wooden carport with space for two vehicles and a charming playhouse for children, adding convenience and family appeal.



The crowning jewel of the estate is the former dairy building, a magnificent structure encompassing an impressive 811 m² of floor surface. This includes approximately 793 m² of heated area, alongside an 8 m² unheated cellar and a 10 m² loft. Since 1984, this building has undergone extensive, thoughtful renovations, transforming it into a versatile space ideal for both residential and office use.

A Testament to Green Living: Meijerimaa stands out as a beacon of ecological and economic efficiency. In 2003, the property transitioned to a state-of-the-art geothermal heating system, followed by the installation of a powerful 30.9 kWp solar power plant in 2015. Most recently, in 2023, a 10 kWp wind generator was added, further solidifying its commitment to renewable energy. This sophisticated integration of green technologies results in an exceptionally low annual energy usage of less than 55 kW/m², making Meijerimaa a truly economical and ecological choice for the discerning homeowner.

Flexible Living and Working Spaces

The dairy building offers an abundance of flexible space, meticulously designed for living, work, and extensive storage or hobby use.

The Second Floor Apartment: Ascend to the second floor, where you'll discover a beautifully renovated apartment spanning approximately 235 m² of floor space (or over 200 m² as per Finnish living area standards, accounting for sloping roofs). This expansive residence features 12 rooms, including a well-appointed kitchen, a spacious bathroom with a separate shower and bathtub, and a separate WC. The layout is thoughtfully designed for comfortable living, offering:

Generous Living Room (48 m²): A grand space perfect for relaxation and entertaining.

Elegant Dining Room (21.7 m²): Ideal for formal dinners or casual family meals.

Inviting Hall (21 m²): A welcoming entry point to the apartment.

Modern Kitchen (17 m²): Equipped with Miele dishwasher, Rosenlew fridge, Rosieres gas burners, and an electric oven (all in working condition).

Five Versatile Bedrooms: Ranging from 9.16 m² to 22 m², including a dedicated workspace with a bedroom.

Comfortable TV-Room (23 m²) with Loft (4 m²): A cozy retreat for media and leisure, boasting a ceiling height of over 3.5m.

Practical Utility Rooms (9.45 m² and 4.5 m²): For laundry and additional storage.

The second floor also features a vast 85 m² warm storage/gym area with ceiling heights up to 5 meters, offering immense potential for various activities. An impressive 11-meter long energy storage/pool area (58 m²), with heated floor area, adds a unique and functional dimension to the property, hinting at potential future developments like an indoor swimming pool.



Ground Floor Potential: The ground floor, currently configured primarily for office use, presents an exceptional opportunity for conversion. With existing facilities including a bathroom, WC, and kitchen, it can be relatively easily transformed into another spacious +200 m² apartment. The Pukkila municipality has expressed a positive attitude towards changing the property's official status from a single living place if desired, providing remarkable flexibility for multi-generational living or a substantial rental income opportunity. The ground floor features an impressive 256 m² of workspace and related facilities, including the historic Old Dairy Hall (110 m²) with elevated ceiling heights of 3-4.5 meters and floor heating in 180 m². A dedicated photographing studio (57 m²), sauna, dressing room, and various workrooms complete this versatile level. Additionally, there's 221 m² of warm storage and hobby space, much of which benefits from floor heating, ideal for workshops, storage, or creative pursuits.

Cutting-Edge Infrastructure and Amenities

Meijerimaa is equipped with a comprehensive array of modern amenities designed for comfort, efficiency, and security:

Water Supply: Private 80-meter borewell with a sophisticated water purification device (removing iron and manganese), and a VEVI 6 wastewater treatment system.

Energy Efficiency: Electricity 3×63 A with underground cabling. Thermia inverter heat pump (2018) fed by two 180m and one 100m boreholes for geothermal heating. Central heating with underfloor heating on the ground floor and radiators upstairs. Annual energy usage is exceptionally low at less than 55 kWh/m², despite including EV charging for approximately 40,000 km of driving. The property also benefits from its 30.9 kWp solar power plant (installed 2015, producing 20,000-22,000 kWh annually) and a 9.8 kWp vertical axis wind turbine (installed 2023).

Connectivity: High-speed fibre internet connection (max 1000 mbs) and full Wi-Fi coverage.

Smart Home Features: Abloy Yale smart lock on the front door (cell phone/keypad access), and a Harvia sauna heater with mobile app control.

Automotive: Two EV Type 2 chargers (1-phase and 3-phase, max 22 kW) and a Husqvarna Automower 440 robotic lawnmower.

Comfort: Air conditioning (2021), a classic iron fireplace in the largest bedroom, and a large brick fireplace with a separate baking oven (from 1984, requiring some repair).

A Nature Lover's Paradise with Birdwatching Opportunities

The estate's grounds are a true highlight. The 0.85-hectare plot is largely a park-like garden, featuring a diverse collection of mature trees including oak, maple, birch, elm, and sycamore. A small natural mixed forest borders the upper plot. The garden is further enhanced by ornamental and berry bushes, a dozen apple trees, a pear tree, and wine cultivation. Two spacious terraces (29 m² and 38 m²) provide ideal spots for outdoor living and entertaining.



Meijerimaa offers stunning views. The plot provides a direct vista of Kanteleen bird lake to the east, and to the north, you can enjoy the serene Kanteleen-Ruha meadow. Both the meadow and Kanteleenjarvi (Kantele lake) were recently designated an International Bird Area (IBA) in November 2024, making this property a haven for birdwatching enthusiasts. While public transport is limited in Pukkila, the property's proximity to Highway 12 ensures excellent road links. Essential services like shops, a health centre, and primary school are just 7 km away in Pukkila.

For recreation and cultural pursuits, the nearby city of Lahti, approximately 40 km away, offers a wealth of opportunities. Renowned for its strong winter sports tradition, Lahti hosts international ski games annually and provides excellent public ski tracks throughout the winter season. The Messila ski resort (<https://messila.fi/en/ski-resort/>) is also within easy reach, offering both downhill and cross-country skiing possibilities, though during most winters, cross-country skiing can be enjoyed directly from Kantele's doorstep. Beyond winter sports, Lahti provides access to the stunning Vesijarvi and Paijanne lakes from its charming harbour, ideal for boating and enjoying the Finnish Lakeland scenery; Lake Paijanne, in particular, is a magnificent natural feature. For music enthusiasts, Lahti is home to the acclaimed Sinfonia Lahti (<https://sinfoniahahti.fi/en/lahti-symphony-orchestra/>), offering world-class classical music performances. Additionally, just about 40 km to the south, the historic and picturesque Porvoo medieval wooden town offers a delightful cultural experience with its charming old streets and artisan shops.

For nature enthusiasts, the area around Lake Kantele offers excellent opportunities for hunting and fishing. Pigeon hunting season begins on August 10th, followed by duck hunting from August 20th, and rabbit hunting starting September 1st. For big game hunters, moose season commences on October 12th. When it comes to fishing, a license is required for Lake Kantele, obtainable from the local fishing association; however, fishing with a simple rod is permitted year-round without a license. Beyond hunting and fishing, the surrounding forests are abundant with berries and mushrooms, which can be freely picked as part of 'every-man's rights,' without the need for a license or landowner's permission, provided you are not directly near houses.

Recent Renovations and Investment Considerations

The property has been meticulously maintained and continuously upgraded:

2024: New water purification device, pool piping checked/repaired, new ventilation for pool area.

2023: Win...

Общие

Спальни:	5
Ванные комнаты:	5
Готовые кв.м.:	800 кв м
Площадь участка:	8000 кв м

Building details



Outdoor Amenities:

Pool

Lease terms

Date Available:

Дополнительная информация

URL вебсайта:

http://www.arkadia.com/UAJM-T2938/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

18703-es5554637

