



Property fact sheet

Laxnäs 1:126, Tärnaby, Sweden. Commercial property on its own peninsula.

FINANCES

SEK 1,785,000

~~Previous price: SEK 1,890,000~~

Roughly €158,000 (rate as of 2026-09-24)

PROPERTY DESIGNATION

Laxnäs 1:126

TYPE

Commercial property

MORTGAGE DEEDS REGISTERED (PANTBREV)

SEK 902,155

RUNNING COSTS PER YEAR

HEATING

SEK 17,962

HOUSEHOLD ELECTRICITY

SEK 15,280

INSURANCE

SEK 3,391

WATER AND SEWER

SEK 3,273

WASTE COLLECTION

SEK 932

TOTAL

SEK 47,438

ELECTRICITY USE

16,200 kWh per year

Running costs as stated by the seller.

BUILDING

BUILDING

Sjöstugan, single-storey cabin of roughly 52 m²

YEAR BUILT

1991

CONSTRUCTION

Timber frame, timber cladding, triple glazing, metal roof, concrete slab

HEATING

Direct electric heating with radiators and an air source heat pump

VENTILATION

Natural ventilation

WATER AND SEWER

Municipal

PLOT AND PLANNING

PLOT AREA

3,839 m²

DEVELOPMENT PLAN

FH: air traffic and trade

PERMITTED BUILDING AREA

10 % of the plot, roughly 380 m²

PLANS IN FORCE

Detailed development plan 2008-06-24, building plan 1988-04-11

PARKING

Ample parking

EASEMENTS

EASEMENT BY AGREEMENT

Road

OFFICIAL EASEMENT

Boat launching ramp and more

WHAT IS INCLUDED

This is a commercial property with a small building. No business, equipment or brand is included in the purchase. Cold bathing and sauna is a concept the seller has looked into, not an existing operation. The current development plan allows air traffic and trade. Which permits are needed, and whether the plan must be changed, is for the buyer to investigate.

CONTACT

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