

Anneli Viljanen  
anneli.viljanen@seasidelkv.fi  
0447067012  
Ab Seaside Oy LKV, 2533224-7  
Redaktörsstigen 2, 25700, Kimito



**210 000 € | 185 m<sup>2</sup>**  
**ID:1139**



**For sale**  
**Detached house, Vacation home, Cultivated land**  
**Owner:** Private  
**Number of rooms:** 7  
**Flat space:** 185 m<sup>2</sup>  
**Plot area:** 5 220 m<sup>2</sup>

Operating costs such as rents, consideration, debt shares, electricity, heating, internet, water and sewage, roads etc. See the text section on the next page.

**PDF documents**

- trotby karttaote
- trotby kiinteistorekisteriote

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## **Liten herrgård \* Pieni kartano \* Country house**

***"Dinner parties, space for family and friends, a house with a curiosity, quality furnishings that dress the house and its history, you get the feeling of entering a manorial environment. This incredible whole is also suitable for business activities for parties, bed and breakfast or similar functions. A whole with that little extra"***

Built in the 1850s, this handsome two-story log house gives off a manor house feel with its white columns at the entrance and gently ornate windows. Everything indoors is stylish and of high quality, the interior is well thought out with real wooden floors, wooden ceilings, the color scale used, antique lamps with their warm lighting, beautiful wallpapers, specially ordered from Stockholm's tapetapotek, you can even in one of the rooms find exactly the same wallpaper as Carl von Linné had in his summer house in Hammarby.

The whole of this house is very beautiful and has a coherent theme that you can feel when you walk around the different rooms with high-class furnishings.

A lilac hedge gives the courtyard a peaceful atmosphere and the large and spacious manor building has a size of approx. 185 m<sup>2</sup> and 7 rooms. In this house you have 3 large bedrooms upstairs with well maintained fireplaces and spacious closets in each room. From the upstairs hall, you can go out onto a large balcony and sit in the morning sun and look down over the courtyard. In the garden, you will find easy-care perennials and lawn.

The main entrance has a high ceiling and there is a small working stove that effectively heats both the staircase and the upper hall. From the main entrance you come directly to the kitchen and dining room or to the large party hall.

The kitchen is large and bright with plenty of room for a larger family or group. In the kitchen there is a working wood-burning stove, oven and also ceramic electric stove, fridge and freezer. The kitchen has its own entrance with its own small entrance hall. From the kitchen there is a staircase down to the medium-sized basement which has standing height.

From the kitchen there is a staircase to one of the bedrooms as well as a small "auxiliary kitchen" towards the dining room for taking out food or receiving dishes. Next to the kitchen there is also a bathroom/WC.

In the large party hall there is a beautiful, large tiled stove which has been in active use for heating but also to set the mood in the large hall for game nights, mingling and evening sittings with guests, friends and business meetings. The ceiling chandelier, which also works with candles, provides a beautiful warm light in the room.

The room invites you to pour a glass, sit in front of the fireplace in the glow of the candles and dream of another time period. You can easily imagine dinner parties, game nights and conversations held in this room.

In addition to the large party hall, there is a dining room that has a large table for 12 people. Also in this room is a beautiful, smaller tiled stove with golden details.

In this house you always have the opportunity to take a quiet moment, in the library you can relax, listen to the crackling of the tiled stove and read your favorite book.



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The bathroom / WC is functional and has a bathtub with shower.

All rooms in the house have been renovated / restored one at a time in accordance with the age of the house. During the renovations, the insulation in the ceiling and floor was checked and remedied as needed with eco-villa. The windows are original, in good condition and well maintained.

The house has been used as a summer house in recent years but is habitable all year round as there are fireplaces in all rooms and also the possibility of additional heating with electric elements.

Electrical work is done in connection with the renovations carried out in the house.

In addition to this, a guesthouse of approx. 90 m<sup>2</sup> has been housed in a farm building, with a functioning sauna. In the old stable part, there are large cold storage areas.

In the guest house there is a hall that leads to a large living room with a small working kitchen and a bedroom and via stairs to the upper floor of the house where you have a study/bedroom and a large bedroom with its own balcony and a view out over the fields and the evening sun. From the hall you also come directly to the sauna area with changing room, laundry room and sauna. The guest space has a separate indoor toilet.

The fully renovated and functional basement with standing height has a beautiful vaulted ceiling and the perfect appearance to serve as a wine cellar.

The property has an eco-cultivation field approx. 15 x 40m in size. In addition, there is a large barn that is partially in need of renovation.

The property has the right to Trotby village's combined water

Fiber is available in the area.

The property has its own borehole which provides good water, the water has a slight aftertaste and has not been used as drinking water. The old earthen well is on the plot.

The house has a pillar foundation and stone plinth with an open cellar with ventilation.

- Energy certificates are not required in homes that have not been used as permanent residences
- 322-474-1-22 SIHTOLA

Distance:

- About 7 km to Gammelby swimming beach or Kila beach.
- About 3.5 km to the center of Kimito.
- About 11 km to Bjärkas golf and 14 km to Meri-Teijo golf
- About 25 km to Dalsbruk and 20 km to Söderlångvik farm