

## Sales add

One-storey house for sale in the cooperative housing association Friskoven.



Address: Andelsboligforeningen Friskoven, Bygaden 25,3720 Aakirkeby, Bornholm.

One-storey raw house for sale in Friskoven ecovillage.

Price : kr. 870.800 (including movables).

Price of share (calculated as a m2 price of DKK 2,412 per m2 , and must be purchased when buying the house): DKK 289,440.

House m2 : 101 m2 + 30 m2 hems (Brutto: 120 m2 ).

Build year: Wooden barrack (from 1937) rebuild in 2021.

*For purchasing the house and becoming a part of Friskoven, admission to the cooperative housing association Friskoven is required - admission to the association follows Friskoven's normal procedure for admission of new members - see <https://www.friskoven.dk/andelshaver-info>*

### Supply systems:

Water supply: General water supply system

Wastewater conditions: Natural wastewater treatment under way

Heat: Heat source must be selected and installed (eg air-to-water heat pump (with underfloor heating) in conjunction with the other units in the barrack, or wood stove with air-to-air heat pump)

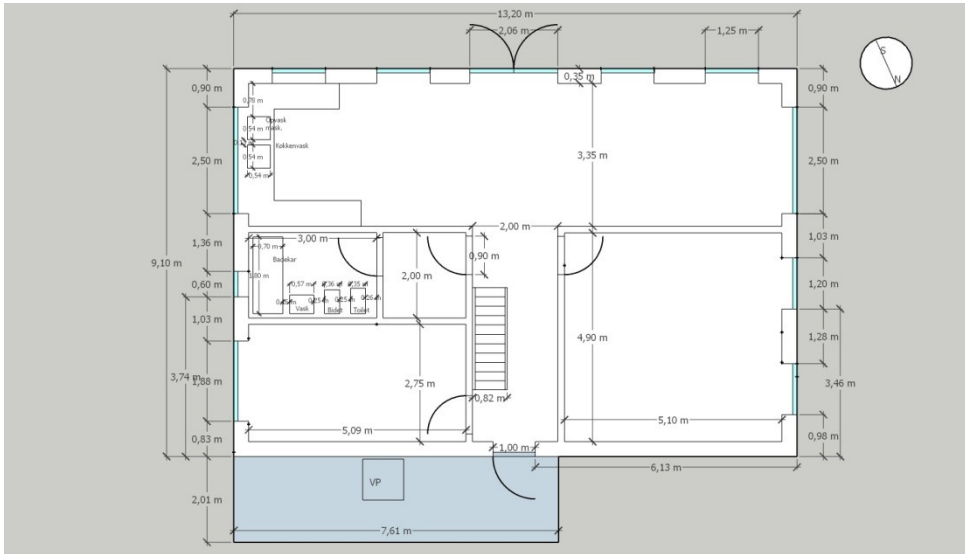
Electricity: From Bornholms Energi & Forsyning (BEOF)

### Overview map of Friskoven (and plans for the areas):



- 1: Reconstruction of housing
- 2: Reconstruction of housing
- 3: Workshop / shed in existing building
- 4: Storage in existing barracks
- 5: Communal area in existing barracks
- 6: Extended common room (indoor play area)
- 7: 2-3 dwellings in existing barracks (parts of the barracks are demolished for the possibility of detached dwellings and more passage)
- 8: 4 dwellings in existing barracks
- 9: 3 dwellings in existing barracks (At the southern end of this barracks is the house for sale)
- 10: Communal house in existing barracks with kitchen and dining room, mini sawmill, creative workshops, movement hall, gathering place for home school families etc.
- 11: Common shed in existing buildings
- 12: Area for volunteers
- 13: Common building in existing building with the possibility of running a business such as a farm shop, cafe or the like or gathering place for home school families
- 14: Area for setting up small "low impact" buildings
- 15: 2 homes in existing double villa
- 16: Reconstruction of existing buildings for housing
- 17: Communal building in existing building with the possibility of running a business such as a farm shop, cafe or the like

## Plan drawing:



## Description:

Co-operative home (sold as a raw house) rebuilt in 2021, with a gross area of 120 m<sup>2</sup>. The home is a raw house, where all parts of the construction have been completed, and all walls, subfloor and ceiling have been made and are completely insulated, as well as all electricity has been drawn and piping for plumbing has been made. All external windows and doors have been completely assembled (all new purchased at [www.outrup.dk](http://www.outrup.dk)). The home is built in accordance with the Danish building regulations 2020 and built in breathable and ecological materials, which ensure long life and minimal environmental impact. Everything is built by BornholmsØkoByg.

The completion can largely be done as diy without professional help.

To complete the house, a heat source must be selected and installed. A solution can be chosen in common with the other two units in the same barrack - eg a common air-to-water heat pump, which is installed as underfloor heating in the home (seller's original plan for completion). Or an individual solution such as air-to-air heat pump and wood stove. In addition, a finishing floor must be laid in all rooms. The clay layer that is on all walls (except bathroom) must be finished-plastered. Approx. half of all plasterboard in ceilings to be put up (already purchased), and the joints to be plastered and painted. Interior doors must be fitted (4 pcs. Purchased). A staircase must be made to the loft. And then a kitchen and a bathroom must be made (electricity and plumbing are made). Sockets must be installed everywhere. For further compliance with the building regulations 2020, a small photovoltaic system must be installed in connection with the house. There have also been purchased metal plates to replace the roofing sheets on the western roof side, as has been done with the eastern one, but this can be done further in the future. Lastly the facade must be finished with wood cladding where it is missing and repaired where necessary, as well as painted with wood protection. In collaboration with the neighboring share, a distribution corridor must be created where technical rooms can be located (The blue area on the floor plan).

## **Movables:**

The price of the home includes movables which have been purchased for the completion of the house. If some of these movables are not desired, they can be deducted from the purchase price:

- LG Fridge and freezer with ice cube dispenser, model GS3159PVPV in platinum silver, NOTE: A new water hose is required for the ice cube dispenser, DKK 900. Bought at bornholmermarked.dk
- SMEG gas stove in steel, with built-in large and small oven, model SUK62mfx5, DKK 3,000. Bought at dba.dk
- Extractor hood from the brand AEG, DKK 500. Bought at Bornholmermarked
- Miele dishwasher, model G2872 SCVi, 2800kr. Bought at dba.dk
- Newly purchased Italian ceramic kitchen sink with hole for faucet and drain tray, DKK 6,000.
- Bathtub and two bathroom sinks, DKK 2,000. Bought at dba.dk
- New compost toilet of the brand and model Separett Villa 9000, DKK 5,500. Purchased from Backlund Ecology.
- Four older filling doors, one key included with the bathroom, DKK 2,000. Bought at dba.dk.
- All tiles for bathroom completion; New floor and wall tiles, as well as a smaller lot for the kitchen. DKK 1,300. Bought at genbyg.dk.

## **The house consist of:**

Kitchen-dining room that extends over the entire southern end of the barracks, of a total of 42 sqm. A multi-room (creative room / guest room / bedroom) to the west of 25 sqm, which is prepared to be easily divided into two equal rooms (each with its own window, its own electrical circuit and its own door-hole for distribution corridor ). One bedroom to the east of 14 sqm. A bathroom of 6 sqm. A walk-through / storage room of 4 m2 ("Walk-incloset"). As well as a distribution corridor of 10 sqm. with entrance to loft. A loft of 30 sqm where the ceiling height ranges from 85 cm to 145 cm, with a view to the kitchen-dining room and large gable window

The home is located in scenic surroundings in the cooperative housing association Friskoven. From the kitchendining room there is a view down to the trees / forest stream and a lake.

It is possible to split the house into two smaller sections if there is an interest in buying a smaller share. How this could look and be facilitated can be explored by the interested buyer, current owner and Friskoven.

## The ecovillage / co-operative housing association Friskoven is:

An eco-village in rapid development, which was founded in 2021. Located on 12 hectares in a forest on the outskirts of Almindingen. A former production school is in the process of being converted into housing and common square meters (see the overview map). Only 4 km from Aakirkeby which has a school, sports associations and several shopping opportunities. In Friskoven there is room to unfold creatively and be close to nature. The vision for the community draws a direction towards low consumption costs, sustainable solutions on all parameters, a free learning environment for children and adults and, in general, an already rich community for both children and adults.

Read the vision for Friskoven, see pictures and much more at [www.en.friskoven.dk](http://www.en.friskoven.dk)

## Common expenses:

Common expenses are determined and regulated by the general assembly and currently DKK 800 is paid per adult monthly, which covers renovation, property tax, property value tax, water / heating / electricity and maintenance costs. When the home is completed, water / heat / electricity consumption will be paid individually for the home.



The home seen from the south (windows and terrace door in kitchen-dining room)



The home seen from the east (windows in the kitchen-living room and bathroom and bedroom).



The end of the house and the front door to the barracks, where the neighbor family is building their home. Here an distribution corridor will be built and possibly technical room.



Multi-room that can be divided into two.



Room.



Walk-through / cloakroom and bathroom



Kitchen-dining room.



Kitchen-dining room



Look into the loft from kitchen



Skylight velux windows on loft.



Look to the south / forest side from the loft.



View from living room.



Nature south of the residence / terrace door.