

Unique property with great development opportunities located in Åre, Duvedsyn, just outside Duved, with an idyllic and scenic location above the Indalsälven River, offering beautiful views of both Mullfjället and Renfjället.

The property has a total area of 10,439 square meters, including the Millestgården guesthouse of approximately 980 square meters, an apartment of about 100 square meters, a barn of approximately 300 square meters, and an older Jämtland-style building of about 140 square meters. There is also the possibility of building two apartment buildings on a designated part of the land. Unique development opportunities.

Millestgården is a historic guesthouse that is truly extraordinary. The building was constructed in the 1940s and has undergone extensive renovations and modernizations in recent years. Millestgården blends different eras, designed to maintain its original character while providing a sense of modern design and attention to detail.

The main building comprises a hotel and restaurant facility with 26 guest rooms and a dining area for approximately 60 guests. The restaurant focuses on locally sourced and organic food. The building also includes a conference area, yoga studio, gym, relaxation area with sauna and shower/bathroom facilities, and other spaces.

Millestgården features an open and welcoming lounge, an open fireplace, and ample space for large gatherings. There are two large balconies/patios, one at the front and one at the back, inviting outdoor activities in both winter and summer.

On the property, there are two additional buildings: a large barn and an older Jämtland-style building with roots dating back to the 18th century.

The barn houses a large hall of approximately 150 square meters on the upper floor, perfect for hosting events such as weddings and parties.

In 2020, an apartment of approximately 100 square meters was built within the barn, spread over two levels. The apartment features stylish and tasteful design and furnishings, blending the old with the new.

The barn also includes common areas such as a ski waxing room, bicycle workshop, and storage spaces totaling approximately 150 square meters.

The Jämtland-style building is an old cultural building that is currently not in use. The western part of the building was previously located closer to the Indalsälven River, and in the 18th century, it housed Armfeldt's Caroleans. The building requires renovation but has the potential to become a gem for someone looking to develop the property into a residence or additional rental rooms.

The property is in the western part of the Duved area, approximately 2 km from the centre of Duved. The distance to Åre is about 11 km. The property is situated adjacent to the old road to Duved, approximately 300 meters from the E14 highway. Nearby, there is the Karolinemonumentet with its historical background.

The total rentable area is estimated to be 1,080 square meters GFA (Gross Floor Area), distributed as follows:

Accommodation: 435 square meters

Restaurant: 340 square meters

Other areas: 205 square meters

Apartment: 100 square meters

In addition to these areas, there is the barn with approximately 300 square meters and the older Jämtland-style building with an estimated area of about 140 square meters.

The land area measures 10,439 square meters, consisting of one large contiguous part and two smaller strips.

Plot subdivisions

According to submitted materials, the previous property owners have received a positive preliminary decision regarding the construction of two multi-family houses on a designated part of the land. The plan is to build two row houses with a total of four apartments. Each house is planned to have a GFA of 128 square meters over two levels. The houses will be located to the west of the property. This would result in two two-story buildings with a total GFA of approximately 512 square meters.

The property is not affected by any detailed development plan.

The undeveloped parts of the plot consist of partially planned grass areas and gravel driveways and parking spaces. Part of the land consists of meadowland, while most of the plot is flat, with the meadowland sloping gently towards the southwest.

The property has its own septic tank system with a 3-chamber septic tank, but the infiltration system is located on an adjacent plot and is used via a servitude. A new geothermal heat pump has been installed.

Properties like this one is fairly limited in the surrounding area, which means that sales rarely or never occur.