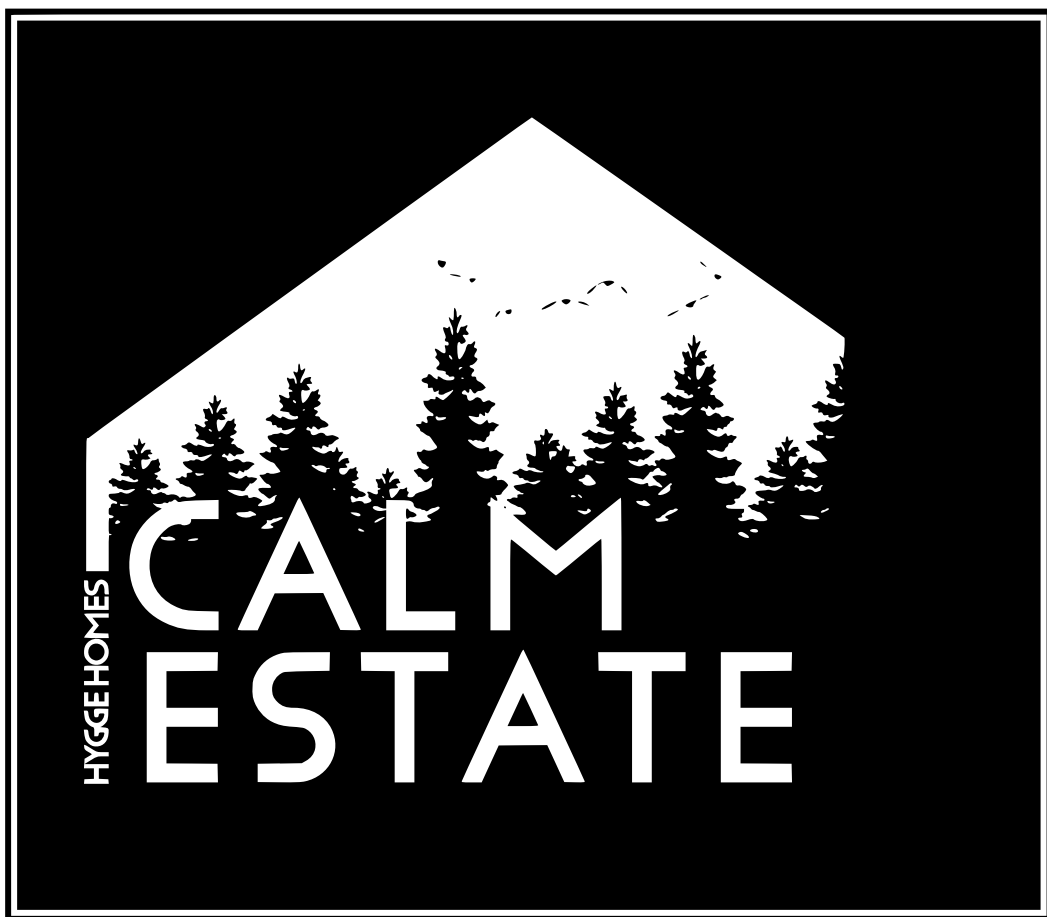


book



Guest

Villa Vegby

Vegby 235, 52362 Sweden

Villa Nabben

Rånaväg 203, 52360 Gällstad

Ladhus

Tvärsjönsvägen 9, 44891 Floda

Welcome



WI-FI

NETWORK House Name
PASSWORD -not required-

CONTACTS

Host: Anton
Phone: +46 766 443922
Email: anton@calm.estate

Owner: Milan
Phone: +46 766 440931
Email: milan@calm.estate

EMERGENCY INFO

HOSPITAL SÄS:
Brämhultsvägen 53
501 82 Borås

Enjoy your stay

HOUSE RULES

- 1.NO SMOKING. Please smoke outside and dispose of the ends properly.
- 2.PETS. Always keep them on the leash, ALSO IN THE GARDEN - dry them before coming inside and remove all hairs before you leave.
3. DEPOSIT: Take good care of the house and your energy consumption to get back your deposit.
- 4.PARTIES. No parties or unregistered guests. Keep noises low after 11pm - to keep it friendly with the neighbors!

CHECK OUT

- Check out at 10am
- We will contact you one day before your departure
- Use the check out form to prepare
- Safe travel and come back soon



ABOUT CALM ESTATE

Our Ambition

With our understanding of quality and comfort, we guarantee uniquely delightful and affordable experiences that inspire relaxation in harmony with our natural resources.

Our Desire

As committed connoisseurs, it is our personal desire to always exceed high expectations and wishes of our guests with honest dedication and personal commitment.

About Hygge

As passionate hosts, we create unique living and experiences with great attention to detail that is inviting, approachable and warm.

CONTACT INFORMATION:

Phone: +46 7 6644 3922
Email: anton@calm.estate

EMERGENCY INFORMATION:

Hospital SÄS
Brämhultsvägen 53, 501 82 Borås

MEET YOUR HOSTS

We are Anna and Milan with our kids Emil and Lola!
Welcome to our home. We'd love to share our soul place with you.

We enjoy spending time in Sweden and stay regularly at each house to make it cosy.

We provide access to unique lakeside locations with a focus on large villas - where several families can spend holidays together, and event locations - where Swedish style and authenticity can be experienced.

With five locations in Sweden ranging from 2 to 120 beds, Calm Estate enables uniquely delightful and affordable experiences that touch and inspire your soul, in harmony with our natural resources.



CONTACT INFORMATION:

Phone: +46 76644 0931
Email: milan@calm.estate

EMERGENCY INFORMATION:

Hospital SÄS
Brämhultsvägen 53
501 82 Borås

FAQ - General

Scan the QR Code with your phone and follow the link to get more infos in the videos



01

NEIGHBORHOOD

Be kind. Drive slowly on the gravel roads and park all cars on your property. Direct your questions to us and not the neighbors. They are certainly open for a chat.

02

ELECTRICITY

Only electricity costs for heating and sauna are added to the price. Conscious use of energy is important for everyone. We charge 0,4€ per kWh. In summer you can expect around 80€, in winter 140€ per week.

03

DOGS

Keep dogs on the leash, especially in the garden. The neighbors fear dogs and in Sweden, it is not allowed to have dogs running free. Dry them before going inside and keep them on the ground floor. Take their hair with you when leave :)

04

DEPOSIT

We use a deposit to cover potential damages and energy costs. Please tell us about any damages that you have caused so we can fix them quickly and the costs stay low. Keep an eye on the checkout form to get it back fully within 7 days after departure.

05

OUTSIDE KITCHEN

Gas cookers are no grills :) Use the grill to BBQ. Use the Pizza oven/stone for fantastic pizzas and keep it clean. Please let us know when the gas bottle is empty!

06

OUTSIDE LIGHTS

Outside lights are automatically controlled by reduced daylight.

07

HOUSE IPAD

You can use it to control the TV and other smart home devices like lights, sauna and heating. Please do not lock it with a code and log out of all personal accounts when you leave.

08

WIFI / INTERNET

All locations have open wifi that is run by fiber. Just connect to it and accept the terms and conditions to start surfing!

10

DISHWASHER & WASHING

When the dishwasher shows an error, make sure the small front tap on the main water tap is pointing upwards.

We appreciate you refilling the soap when it runs empty. Always keep the dryer's air filter in the door clean to avoid damage.

11

PROJECTOR & SOUND SYSTEM

You can log in to your Amazon, Netflix, or any other streaming account on the Apple TV, stream from the iPad, your iPhone, or your mac. For the sound go to settings > audio > temporarily output to add the Sonos.

12

FIREPLACE IN- AND OUTSIDE

The inside fireplace makes it cozy! Please refill wood, you can buy it at any supermarket. Empty the cold ashtray after use into the forest. Outside fire is only allowed inside the fireplace and it is forbidden during dry summer weeks.

13

DOORS AND WINDOWS

Some doors lock with the key the unusual way around. To open some windows fully, lift the small hatch on the right side inside the frame. Keep doors and windows shut when lights are on in order to keep out mosquitos.

FAQ - Villa Vegby



01

SAUNA

Heats up around 30°C/h - when it's cold outside it takes longer to reach a high temperature. Auto-Stops after 3h. Put a little amount of water (with oil) on the oven to keep it from breaking.

02

FRIDGE & FREEZER

The ice maker works automatically, please do not use your hands in the ice box to keep it hygienic and avoid stopping it. An extra fridge and freezer are in the side kitchen. The glass fridge is for drinks only.

03

FISHING & BOATS



You can buy a fishing permit online by following the QR Code. Engine out of the water 50m to the coastline to not hit stones. 2 Stroke Engine need 1:50 mixture - take our special marine oil. Refill 5l buck with gas and oil before departure. Keep boats free from water. Use life jackets!

04

GRAND PIANO

This is an old instrument. Handle with care - and ignore some bad tunes. Do not use it as drinking table. Watch kids using it. That makes it possible to stand there.

05

GARBAGE



Place the garbage in the green bin outside, but always pack it in small bags, because loose garbage or more than 40l bags are not allowed. Bring paper and glass to containers in Gällstad. QR Code to google maps.

06

HEATING & TAPWATER

Heating with bergvärme (heatpump). Keep doors and windows closed to avoid high electric costs. Water comes from our own well and is of good drinking quality!

FAQ - Villa Nabben



SAUNA & BATHING



Heats up around 30°C/h - when it's cold outside it takes longer. Auto-Stops after 2h. Just put a little amount of water (with oil) in the oven to avoid breaking. Please do not use soap in the outside shower. Use ONLY our bath place (QR Code) where our yellow canoe is located.

FISHING PERMITS



You can buy a fishing permit online by following the QR Code. They keep up the fish population with these fees, it is run by local people. Please be fair to get one - and avoid high charges for not having a permit.

BOATS

Stop the engine at least 100m before the shore to avoid hitting a stone. Keep boats free from water. Use life jackets for you and your beloved. We have a small charging station with a light halfway to the lake to park the battery and charge it.

GARBAGE



Place the garbage in the green bin outside, but always pack it in small bags, because loose garbage or bags bigger than 40l is not accepted. Bring paper and glass to containers in Gällstad. QR Code to google maps.

HEATING & TAPWATER

Heating with luftvärme (heatpump). Keep doors and windows closed to avoid high electric costs. There are small openings in the doors and windows that need to stay open to regulate the temperature. When the heater has red in the display - restart it. Water comes from our own well and is of good drinking quality!

FAQ - Ladhus



01

SAUNA

Is located in the basement of the first right cabin at the lake and is possible to rent exclusively by our guests in the whole area. One 3h session is included, you can book more sessions on www.calm.estate/addons or by sending us a message.

Heats up around 60°C/h - usually it takes just 40min to get to 80°C. 14 people fit in there. You find two showers and space to change clothes.

FRIDGE & FREEZER

02

The right side is a freezer, the left is a fridge. You can start the big stainless steel cooler if you need extra capacity.

FISHING & BOATS

03



You can buy a fishing permit online by following the QR Code. You can rent canoes and a boat on calm.estate/addons. Use life jackets for you and your beloved!

GAS COOKING

04

To start the gas cooker you start the timer right next to the outside door. Then you the knob on the cooker to ignition, and hold a lighter to the SMALL flame until it keeps burning. The small flame is used to light the big flame. It will stop when the timer runs out.

GARBAGE

05



Place the garbage in the green bin outside. Loose garbage is not allowed. Bring paper and glass to containers in Floda. QR Code to google maps.

HEATING & TAPWATER

Heating with pellets, 1000l hot water. Inform us when you think something is wrong. Water comes from our own well and is of good drinking quality!

06

COUPON FOR ADDONS

- 20,00€ -

There are several things to make your stay unique

Add a small cabin in the wood or do adventures during your stay.

A selection of add-ons that we offer:



**Inhouse Massage
treats**

From 30€



**Boats and
engines**

From 70€



**Guided canoe
tours**

From 250€

With Code CEA30 you get 20€
discount on addons you book on
www.calm.estate/addons



BEST SWEDISH LUNCH

Always up to date lunch map!



Emma å Andreas Ulricehamn

Stylish Swedish restaurant run by a very kind couple. Lunchtime offers fish or meat dishes and very good salad and sides. 20min by car you can park at ICA Quantum.

Glashuset Limmared

The source of Absolut Vodka bottles and equipped with a live glass production for a small extra fee. Also for lunch. Stunning location and a heavy food table. 25min by car.

Jernbruket Floda

In the middle of an old warehouse, once belonging to Floda Ironworks, we have built our wood-fired grill. The ingredients are always at the center, the meat is bought from local farmers one animal at a time...

The townhouse Borås

Extraordinary location and style, food of premium class. Always worth to take lunch there. You can park in the streets with a parking ticket. It takes 35min to get there.



LOCAL PLACES

FOR THE WHOLE

FAMILY

Here's a small selection of local favorites, go to www.calm.estate/action to see all the recommendations.



LISBERG GÖTEBORG

With many breathtaking rides for the daredevils and cute carousels in Rabbit Land for the younger visitors, Liseberg offers fun and games for all ages. In the summer, there's music and shows every day. And at Christmas, the Christmas market shines with millions of Christmas lights. Of course, there are many restaurants with a wide selection of food and drinks



ISLAND HORSERIDING

A paradise for children and animal lovers. Hällstads Kronogård offers riding on Icelandic horses for all ages. Young children have a lot of fun when they take a "trial lesson" on friendly and calm Icelandic ponies. For those who already have more riding experience, there are half-day and full-day tours. The horse farm also has cows, sheep, pigs, rabbits, guinea pigs and cats.



BOWLING

Are you looking for a nice activity for the evening or is it raining? Then here's our suggestion: a round of bowling for everyone! In the "Strike House" there is besides bowling also shuffleboard, billiards, air field hockey and much more. The attached restaurant serves delicious American Southern and Mexican dishes.

Good Bye

We hope you've enjoyed your stay and feel like you don't want to leave at all. To ensure the checkout goes as smoothly as the rest of your stay, here are some key points to get back your deposit:

CHECK OUT

Are all the items back in the place where you found them?

- Furniture: beds, chairs, tables, boats
- Decoration like lamps, candles, pictures, table decoration
- Apple TV and Music back to original cables
- Your accounts signed out (Netflix, Spotify, etc.)

Is the kitchen the way you took it over?

- Dishes and pots cleaned
- Washed dishes and back in place
- Stove and pizza oven clean
- Glass bottles and paper dispatched
- Fridge empty - leave just closed food behind

Pre-cleaning

- Broom clean floors
- remove pet hairs on sofas and kids fingers on windows
- Beds unstripped and sorted to the entrance
- Place garbage outside in the bin

Inga from team Calm Estate passionately did the housekeeping for you, appreciate her work with taking care how you leave this place. We have charged you with a low fee that covers our high standards and hope you to take care on our house as reward :) Anything we have to clean beyond that results in additional effort, which is why we have to charge like pet hair, dirty pots or grill etc.

"AMAZING STAY"

We stayed there for the second time and found it beautiful again and enjoyed the Swedish tranquility. Milan & Co have put a lot of love into the renovation. It is fantastic and even with a larger group, you have enough space there. In the evening, look into the stars after the sauna on the jetty - wonderful! Even rainy days can be enjoyed there, in front of the fireplace overlooking the lake, in the sauna, or in front of the beamer. Thank you, we will be happy to come back!

- *Sebastian*

"WE WILL BE BACK"

"It has been two very nice weeks! A very nice house right on the lake. You can make excursions in the vicinity for hiking, of course look for mushrooms and eat very tasty ice cream in the cafe close by. We thank the team at Calm Estate for this beautiful holiday."

- *Lisa*



RECOMMENDATION

After your departure and us checking the house, we evaluate if we can grant a discount code for you or any same-minded souls that you know for the next stay with us!

We hope to see you again.

YOUR FEEDBACK

IS IMPORTANT TO US!

We are dependent on 5-star ratings in all of the following categories. If you don't want to give us 5 stars everywhere on Google or AiBnB, please contact us as soon as possible so we can improve your stay before you leave.

Communication, Cleanliness, Check-In, Accuracy, Location, Value



How likely are you to tell your family and friends about us?

unlikely 0 , 1 , 2 , 3 , 4 , 5 , 6 , 7 , 8 , 9 , 1 0 definitely

How to review fair?



Rating & Review Guide

★★★★★ Nobody is perfect, but I enjoyed my stay here!

★★★★ There are several issues that need to be corrected.

★★★ There are major problems with this listing.

★★ This listing should be removed.

★ Ban these hosts for life.

Here you find a very helpful article about reviews. Thank you for being fair with us.





ENJOY YOUR STAY

Villa Vegby | Villa Nabben | Ladhus