



FOR SALE • LIEKSA, HATTUVAARA, FINLAND

A former border guard station *on a Lieksanjoki peninsula*

Kokkojärventie 105, 81650 Hattuvaara • on the Lieksanjoki river, near the eastern border

14 km

TO THE NEAREST
NEIGHBOUR

over 300 m

OWN SHORELINE

3×63 A

POWER SUPPLY

approx. 790 m²

4 BUILDINGS



AT A GLANCE

Your own peninsula on the Lieksanjoki river

Kokkojärvi is a 2.4-hectare property in Hattuvaara, Lieksa, on a pine-covered peninsula on the Lieksanjoki river, close to Finland's eastern border. The nearest neighbour is about 14 kilometres away – all around there is nothing but forest, water and silence. The property has over 300 metres of its own shoreline, with a gravel beach giving direct access to the water. The yard is private and sheltered by forest.

The property was built in the 1950s as a border guard station, and from 2010 to 2024 it operated as a husky farm. The site includes a main building, a row house with three apartments, a log shore sauna, and a workshop and storage building. It suits a tourism, accommodation or adventure business, hunting and fishing groups, or a family looking for space and peace.

Address	Kokkojärventie 105, 81650 Hattuvaara, Lieksa
Property ID	422-416-4-5 (Kokkojärvi)
Plot area	2.4 ha, freehold
Shore	Over 300 m of own shoreline, gravel beach with direct access to the water, pontoon jetty
Waterway	Lieksanjoki river – water route to Ruunaa
Buildings	4 buildings, approx. 790 m ² in total
Electricity	3×63 A, own connection
Heating	Electric; electric central heating in the row house, wood heating also in the main house
Water and sewage	Own water system needs repair. Own sewage system is in good order.
Road access	Last approx. 14 km on a state forest road (Metsähallitus); winter ploughing must be arranged privately
Distances	Nearest neighbour approx. 14 km, Lieksa town centre and nearest shop approx. 60 km, Joensuu approx. 120 km
Internet	4G mobile connection (DNA)
Running costs	Approx. €4,000 per year (property tax, insurance, electricity base fee) – depends on chosen insurance
Available	Immediately
Movables	To be agreed separately

A 3×63 A power supply in the wilderness

≈ €249,000

This is what building an equivalent electricity connection would cost at today's prices. Here, it is already in place.

Source: calculation by the network operator PKS Sähkönsiirto Oy, 2026

The property has its own 3×63 A electricity connection. More than 10 kilometres of power line were built specifically for it, and no other customer uses this network. A connection of this size is rare in remote rural Finland – and it is exactly what makes the property attractive for a business.

3×63 A

own connection – exceptionally large for a rural area

over 10 km

of power line serving this property only

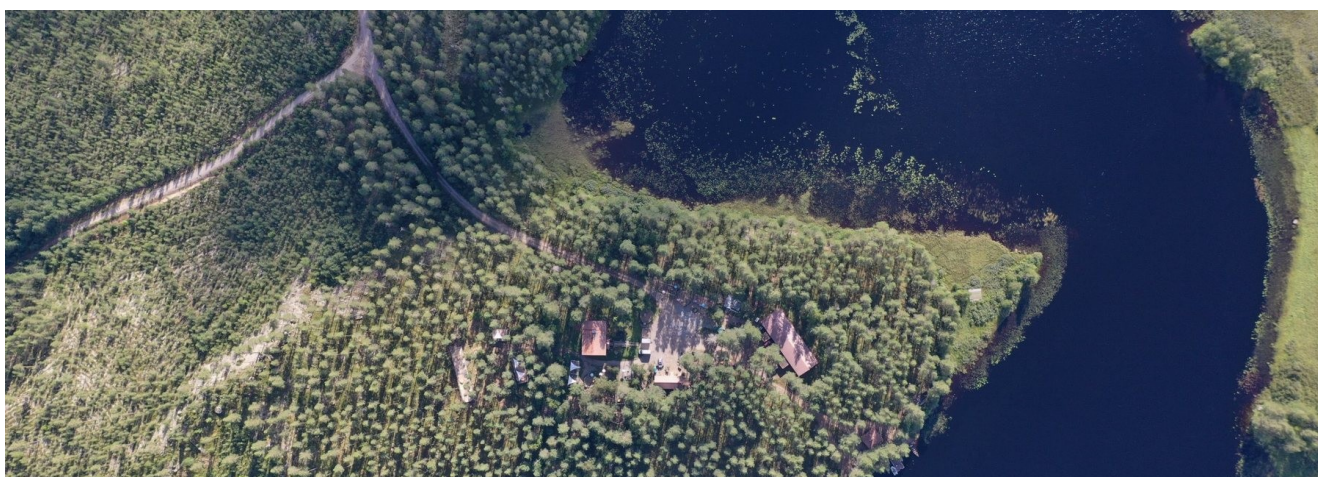
≈ €249,000

cost of a new connection today (original value €53,080)

What the capacity makes possible

- Accommodation and tourism in several buildings at the same time
- Electric heating, saunas and kitchens across the whole site
- Workshop, small business or production use
- Caravan and motorhome pitches – four car heater outlets are already in the yard

The location and the power supply are already in place – a buyer can invest directly in the buildings.



A gravel road leads to the property through a vast forest area.

The wilderness starts at your own shore



Summer evening on the Lieksanjoki waterway



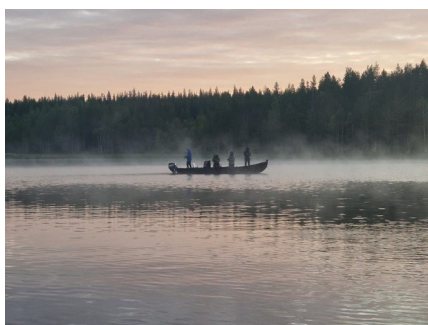
Winter – surrounded by snow and ice

From your own shore you can paddle straight down the Lieksanjoki river to the Ruunaa hiking area, famous for its rapids, canoe routes and fishing. There are camping spots along the way, making the property a natural starting point for canoe trips.

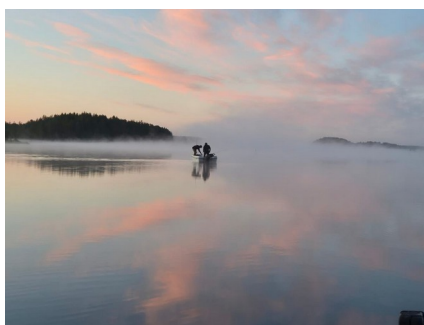
The surrounding state forests offer excellent hunting, fishing, berry picking and mushroom foraging. The property lies close to Metsähallitus small-game hunting area 7638 Elimo-Kitsi-Piilo (approx. 60,000 ha), and the row house has a separate, fully tiled room with running water and a freezer – suitable for example for processing game.

Through the seasons

- **Summer:** fishing, canoeing, hiking and gravel biking
- **Autumn:** grouse, moose and waterfowl hunting, berries and mushrooms
- **Winter:** dog sledding, snowshoe trips and dark-sky tourism
- **All year round:** silence tourism – the nearest neighbour is 14 km away



Morning fishing on the misty river



Fishing on a summer night



Chanterelles and lingonberries

A direct water route to Ruunaa



The property's own gravel beach and floating pontoon jetty

The shore has a floating pontoon jetty that can be fitted with a motor and used as a raft on the Lieksanjoki waterway. There is over 300 metres of own shoreline around the peninsula, and the gravel beach gives direct access to the water.

The Lieksanjoki river connects the property to the Ruunaa rapids and a wide network of routes – a rare opportunity for a canoeing, fishing or outdoor business whose guests can set off on the water straight from their accommodation.



Canoeing off the home shore



The Lieksanjoki waterway near the property

BUILDINGS

Four buildings, approx. 790 m²



The yard from above: main building (right), row house (left), and the workshop and storage building

BUILDING	BUILT	AREA	DESCRIPTION
Main building, former border guard station	1956	386 m ²	Two-storey log building: shared kitchen, living and guest rooms, offices, cellar and storage. Wood and electric heating. Needs renovation.
Row house	1981	301 m ²	Three separate furnished apartments, each with its own kitchen and bathroom: approx. 85 m ² (2 bedrooms + living room), approx. 65 m ² and approx. 50 m ² (1 bedroom + living room each). Approx. 12 beds in total. Plus a fully tiled utility room (e.g. game processing). Electric central heating, storage at the end.
Shore sauna	1956	34 m ²	Log shore sauna: changing/fireplace room, porch and storage.
Workshop and storage	1951	73 m ²	Workshop and storage space.

Areas according to the Finnish Tax Administration's building records. The yard also has several dog enclosures.



The row house among the pines



Log shore sauna

INTERIORS

Furnished and ready to use

The three apartments in the row house are furnished and in usable condition – not luxury, but ready for guests. The apartments are approx. 85 m² (two bedrooms and a living room), and approx. 65 m² and 50 m² (one bedroom and a living room each). Each has its own kitchen and bathroom, with approx. 12 beds in total.



HISTORY

From border guard station to husky farm

The Kokkojärvi guard stations on the Lieksanjoki river are part of the history of Finland’s eastern border. The main building has kept its original 1950s guard station look – the same porch, the same windows and the same roofline as decades ago.



1982 – the guard station in operation



Today – the same building, the same look

1951	A log guardhouse was built on the west bank of the Lieksanjoki river as a private project.
1956	The new guard station building was completed. The old guardhouse became a family home.
1981	A three-apartment row house for the border guards’ families was built where the old guardhouse stood.
c. 1993	The guard station closed after about 37 years of operation.
2010–2024	The property operated as a husky farm.

A renovation project – with the most valuable parts already in place

The property is sold in need of renovation. We describe its condition openly so that a buyer can assess the investment needed in advance. The buildings need work – but the real value lies in what cannot be built afterwards: a unique peninsula location with its own shoreline, and a ready 3×63 A electricity connection.

Already in place

- The three furnished apartments in the row house are in usable condition.
- The 3×63 A electricity connection and over 10 km of dedicated power line.
- The property's own sewage system is in good order.
- Four car heater outlets in the yard – for engine pre-heating in winter, or for caravans in summer.
- A tiled utility room for game processing, the pontoon jetty, shore sauna, workshop and dog enclosures.

Known repair needs

- The main building needs renovation; its structures and building services are mostly original.
- The water system needs repair – some pipes must be replaced. The pipe between the buildings freezes in winter.
- The internal electrical systems of the buildings are mostly original.
- The last approx. 14 km of road is a state forest road (Metsähallitus) that is not ploughed in winter. Winter ploughing must be arranged privately.

FURTHER INFORMATION AND VIEWINGS

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Viewings by appointment. The network operator's calculation for the electricity connection is available on request.