

A two-story tiny house with light-colored wood siding is parked on a snowy field. A dark blue pickup truck is parked in front of it. In the background, there are large, snow-covered mountains under a blue sky with wispy clouds. The tiny house has a gabled roof, a small dormer with two windows, a larger window on the side, and a tall, narrow door. It sits on a trailer with multiple wheels.

VAGABOND HAVEN • UPPSALA, SWEDEN

Before you buy a tiny house

The questions our customers ask us most, answered properly, in the order they ask them.

SEPTEMBER 2026

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What you are covered for, and who to call

We built this by reading a year of our own inbox, September 2025 to August 2026, and counting what people really wrote in. Nothing here is invented, and nothing is left out because it was awkward. The full version, with all fourteen country pages and their sources, is on our website.



STEP 1 OF 6

Start here

The questions people send us first, in the order they send them.

The four things people ask before anything else

Where am I allowed to put one?

It depends on your country, your municipality and usually your exact plot. But the shape of the problem is the same everywhere, and step 2 walks you through it. The single most useful thing you can do is ring your building office before you order anything.

What am I covered for?

Five years from delivery, where most tiny house builders give one or two. And in nearly every case we come to your plot and put it right ourselves, rather than sending you to a stranger.

How long does it take?

A ready-built house from our [in-stock list](#) is two to four weeks, which is transport time rather than build time. A house built to your configuration is about three months. A [Nature Pod](#) is about six to eight weeks.

Can I come and see one?

Yes, and we recommend it. Viewings across Scandinavia and Germany, most of them at our own customers' tiny houses rather than at a showroom. Send us your postcode and we will tell you which is nearest.

Nineteen models, in three classes

How a house moves matters more than how big it is, because it decides whether you can tow it and whether it can be approved as a permanent home.

Mobile tiny houses. On wheels - pulled at 80 km/h behind the car Semi-mobile tiny houses. On a steel frame with wheels - delivered by truck Non-mobile tiny houses. On a steel frame - foundation required

MODEL	SIZE	LIVING AREA	LENGTH × WIDTH × HEIGHT
Nature Pod	 SMALL	12 m ²	6.00 × 2.30 × 2.50 m
Sofia	 SMALL	16 m ²	6.10 × 2.55 × 4.00 m
Moon	 SMALL	16 m ²	6.10 × 2.50 × 3.50 m
Felicia	 MEDIUM	14 m ²	7.20 × 2.50 × 3.94 m
Luna Office	 MEDIUM	16 m ²	7.30 × 2.55 × 3.50 m
Luna Home	 MEDIUM	16 m ²	7.30 × 2.55 × 3.50 m
Maya	 MEDIUM	21 m ²	6.70 × 2.55 × 4.00 m
Sunshine	 MEDIUM	21 m ²	6.70 × 2.55 × 4.00 m
Venus	 LARGE	20 m ²	7.30 × 2.50 × 4.00 m
Porto	 LARGE	25 m ²	7.30 × 2.55 × 4.00 m
Elise	 LARGE	25 m ²	7.30 × 2.55 × 4.00 m
Smile	 XL	25 m ²	7.30 × 3.00 × 4.00 m
Julia	 XL	27 m ²	7.90 × 3.00 × 4.00 m
River	 XXL	32 m ²	8.50 × 2.95 × 4.00 m
Sky	 XXL	31 m ²	11.00 × 3.45 × 4.00 m
Lucia	 MODULAR	39 m ² (30 + 9 loft)	7.50 × 4.00 × 4.00 m
Zenith	 MODULAR	44 m ²	11.00 × 3.45 m
Evergreen	 MODULAR	41 m ²	8.30 × 6.00 × 4.00 m
Evergreen XL	 MODULAR	59 m ²	11.80 × 5.95 × 4.00 m

Living area is the floor you can use, lofts included. Footprint is the outside length and width. When a local rule says 30 m², it almost always means the footprint.



STEP 2 OF 6

Can I do this where I live?

Four questions decide it. Then the answer for your country.

Ask these four, in this order

1. Does your plot allow a dwelling at all?

The local land-use plan: detaljplan, Bebauungsplan, PLU, omgevingsplan, PGOU, PDM. It has nothing to do with our tiny houses, and it is the question that stops most projects. Answer it before you choose a model, and definitely before you buy land.

3. Which energy standard applies, and is there a way round it?

Most countries exempt small or temporary buildings, usually at 50 m² or at a fixed number of years. Whether your model meets the standard without an exemption depends on the class.

2. Is a house on a trailer a vehicle or a building?

Almost nowhere does this turn on whether it has wheels. It turns on permanence, and on whether it is connected to mains services. Stay road-legal, unconnected and temporary and you are usually a vehicle. Level it on supports, plumb it in and live in it and you are a building.

4. What is the transport permit threshold?

2.55 m wide and 4.0 m high is the EU-wide norm. Above it you need an exceptional-transport permit. Ask your municipality about 1 and 2. Ask us about 3 and 4, and we will send you drawings, weights, U-values and the technical file.

Fourteen countries, the one-line version

Each was checked against the national law or the authority's own guidance in September 2026. The full page for each country, with its sources, is on our website.

COUNTRY	PERMIT FOR A HABITABLE UNIT	VAT
Sweden	Not for a complementary building inside the size limits	25%
Germany	Yes, in almost every Bundesland	19%
Norway	Yes, but the mikrohus category simplifies it	25% on import
Denmark	Yes, byggetilladelse from the kommune	25%
Austria	Yes, rules differ by Bundesland	20%
Switzerland	Yes, and RPG 2 tightened land outside building zones	8.1% on import
Portugal	Yes, and usually on the heavier licenca track	23%
United Kingdom	Often not, via caravan law	0% if BS 3632 and over 7 m
Ireland	Not for 32–45 m ² behind an existing house, until 2030	23% (13.5% if installed as a fixture)
France	Over 20 m ² , yes; caravan under 3 months a year, no	20%
Belgium	Yes, in all three regions	21%
Italy	Yes, a dwelling is nuova costruzione	22%
Spain	Yes, express licence required by law	21%
Netherlands	Yes, normally via a BOPA	21%



STEP 3 OF 6

What it costs, all in

Not just the house. The house, the options, getting it there, and the ground it stands on.

Base prices, ex VAT

Mobile tiny houses

MODEL	LIVING AREA	FROM, EX. VAT
Nature Pod	12 m ²	17 500 €
Sofia	16 m ²	32 000 €
Moon	16 m ²	31 000 €
Felicia	14 m ²	36 000 €
Luna Office	16 m ²	31 000 €
Luna Home	16 m ²	33 000 €
Maya	21 m ²	35 000 €
Sunshine	21 m ²	35 000 €
Venus	20 m ²	36 500 €
Porto	25 m ²	36 000 €
Elise	25 m ²	36 500 €

What the base price buys

The shell, the structure and what the trade calls first fix: everything inside the walls before they are closed up. Winter **insulation**, ventilation, wiring, plumbing inside the walls and adjustable support legs. Heating, **kitchen**, bathroom fittings, furniture, **off-grid** equipment, terraces and delivery are extra, and so is connecting gas, water and electricity.

Semi-mobile tiny houses

MODEL	LIVING AREA	FROM, EX. VAT
Smile	25 m ²	32 000 €
Julia	27 m ²	39 500 €
River	32 m ²	49 500 €
Sky	31 m ²	51 500 €

Modular houses

MODEL	LIVING AREA	FROM, EX. VAT
Lucia	39 m ² (30 + 9 loft)	69 500 €
Zenith	44 m ²	53 000 €
Evergreen	41 m ²	69 500 €
Evergreen XL	59 m ²	89 900 €

What people actually pay

A fully equipped small model usually lands around 40 000 to 55 000 €, and the larger permit-capable models from about 74 000 € up. VAT is charged at the rate of the country we deliver to, not the Swedish rate. Delivery is quoted for your address. Every model has its own page on vagabondhaven.com, and the model names here link to them.



STEP 4 OF 6

Designing yours

Once you know it is possible and what it costs, this is the enjoyable part.

Inside



Bathroom

Compact and fully functional: shower, basin and toilet, from about 2.3 m² in the smaller mobile models to 3.3 m² in Porto, Smile and Evergreen. Give it its own heat source. A cold bathroom is where mould starts.



Sleeping

In the two-loft models you can sit up comfortably but not stand. In Porto the loft over the bathroom runs from 83 to 112 cm. Where you can stand is the main room, at 3.21 to 3.26 m in most mobile models. Zenith is the exception: its floor is recessed into the frame, which buys about 30 cm throughout.

Warmth, and living off the grid

How well insulated

The mobile models carry 8 cm in the walls and 10 cm in the roof, roughly U 0.44 and U 0.42. Comfortable year-round in Scandinavia, but short of what most countries require for a permanent dwelling. The larger models go much further: our River has been calculated for Germany at wall U 0.150 and windows U_w 0.870. Insulation is mineral wool across the range now, the Nature Pod excepted.

Off-grid

Yes, for electricity, heat and water, if you plan for it from the start. Move the big consumers off electricity, then a modest solar array and battery covers the rest. Our standard package is 1280 W with 220 Ah.

Heating

Air-to-air heat pump, electric or water-based underfloor, infrared panels, or a wood or pellet stove. Underfloor heating must never be covered by rugs or furniture without legs. And a wood stove alone is not enough for a house left in winter: keep it at a minimum of 5 °C all year, which is a condition of the warranty.

A quiet advantage

In several countries, being unconnected to mains services is exactly what keeps you legally a vehicle rather than a building. So going off-grid can simplify your permit position as well as your bills.



STEP 5 OF 6

Getting it to you

What has to be ready before the lorry arrives, and what happens on the day.

Delivery day

How it arrives

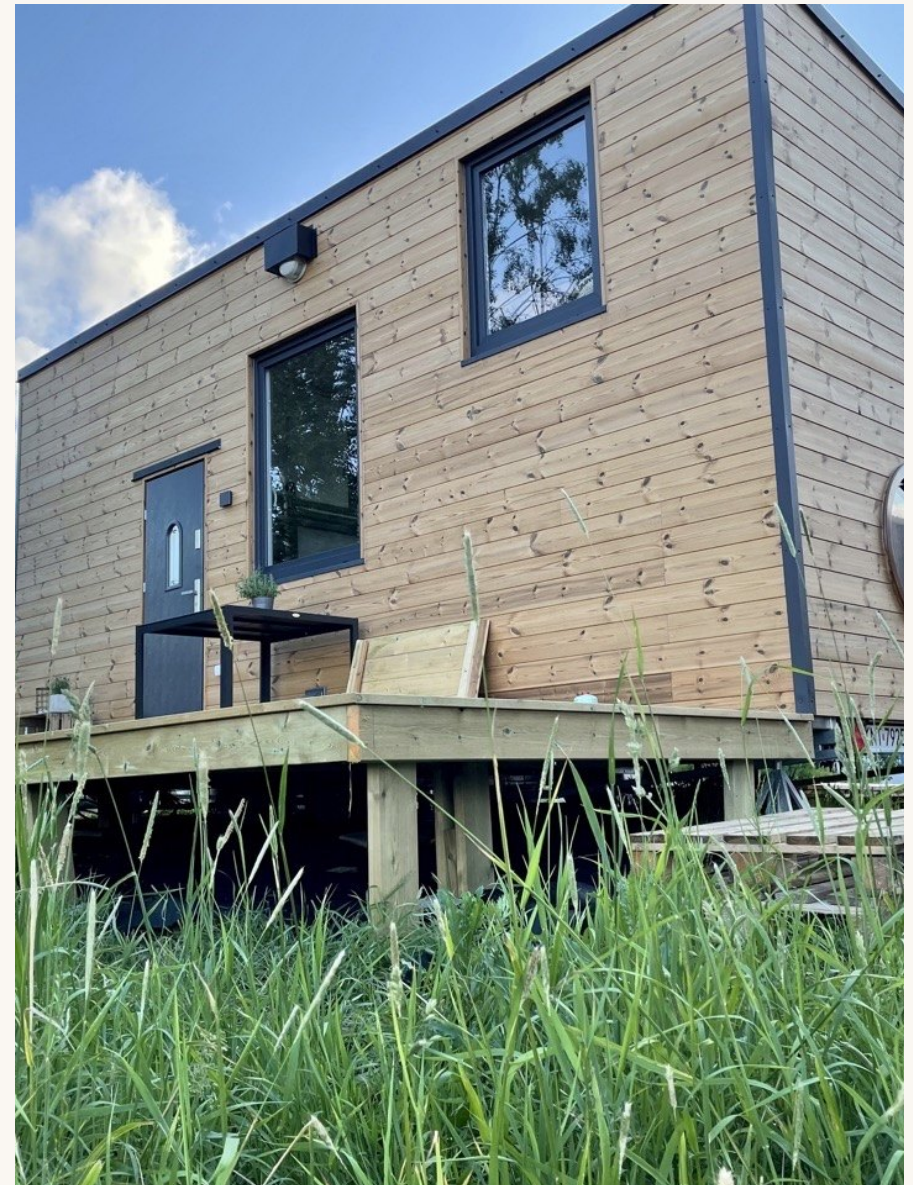
Pre-assembled and ready to move into. Mobile models on their own trailer; everything larger on a low-loader, roughly 23 m long and 40 tonnes, unloaded with a tractor, forklift or crane depending on the site. Cranes are not included, and whatever your site needs has to be there when the house arrives.

Access

The road wants to be at least 1.2 m wider than the house: 3.75 m for a mobile model, 4.20 m for Smile, Julia, River or Evergreen, 4.65 m for Sky or Zenith. Clear of branches and cables. For a low-loader you also need 50 m to unload in. Send us photographs and the route and we will check it.

The ground

A level base, no more than 0.12 m of fall over 8 m. Crushed stone for a mobile model; point foundations or a slab for the heavier ones. Most houses come with eight adjustable legs on concrete pads, and plenty stand exactly like that with no foundation at all.





STEP 6 OF 6

Once it is yours

What you are covered for, and who to call.

The warranty, plainly

Five years, and we come to you

Most tiny house builders give one or two years. In nearly every case we drive to your plot and put the thing right ourselves, bringing in a local firm only where that is genuinely more practical.

Fourteen days

Report a defect within 14 days of noticing it, with photographs. A short email now protects the claim; a complete report later may not. Copy us in.

What sits outside it

The Cinderella toilet, trailer tyres and window glazing carry their own manufacturers' warranties. So do condensation damage from poor ventilation, the natural movement of solid wood, third-party repairs, and anything added onto a prepared connection. None of that is forbidden. We just cannot stand behind what happens afterwards.

How a claim runs

Tell us, and we register the claim for you. You get an answer within 14 days and rectification takes up to six weeks.

Conditions worth keeping

Minimum 5 °C all year and always above the outside temperature. Underfloor heating never covered. The extractor area prepared by us. Ventilation used as designed. And the warranty covers the country we originally delivered to, so tell us before you move the house abroad.

THE RANGE

Mobile, semi-mobile, non-mobile

On wheels, pulled at 80 km/h behind the car. On a steel frame with wheels, delivered by truck. Or on a steel frame, no foundation required. Everything else follows from that choice.

■ SMALL ■ MEDIUM ■ LARGE ■ V1 ■ V2 ■ MODULAR HOMES

Coming next

Three new modular houses are joining the range. These are visualisations rather than photographs, because the first units are still in production. Ask us where they have got to.



Leah



Helena



Antonia

One name change worth knowing: the model previously called Hem is now Lucia.

A wooden tiny house on a trailer is the central focus of the image. It has a dark metal roof with several solar panels installed. A tall, silver metal chimney extends from the side of the house. The house is made of light-colored wood and has a large window with a dark frame. It is parked on a gravel surface, and its wheels are supported by metal jacks. In the background, a bright sunset is visible over a line of trees, with a cloudy sky above.

**If your question is not in here,
write to us.**

We answer in Swedish, German and English, and we would much rather spend twenty minutes on the phone now than have you buy the wrong house.

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