



**James Visser**

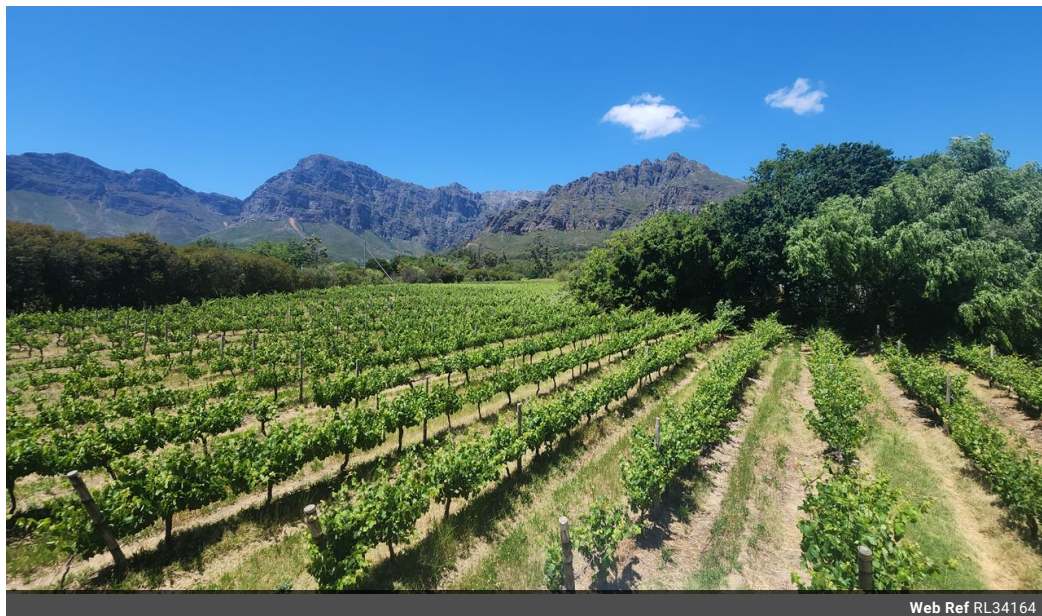
Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 069 283 1)  
082 578 2161

james.visser@harcourts.co.za

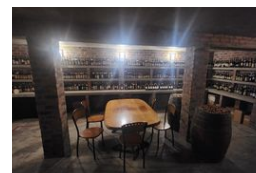
Contact Harcourts Winelands

021 8828136

281 Main Road  
Paarl  
7600



Web Ref RL34164



### R15,900,000



**Monthly Bond Repayment** R161,421.40

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R1,717,521.00 **Bond Costs** R113,285.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

### Small boutique winery for sale in Paarl

Satellite - On offer is a wonderful small boutique winery on 11ha of land at the foot of the towering Klein Drakenstein mountains. The property is planted to ±8ha of wine grapes comprising of some Chardonnay, Chenin Blanc, Viognier, Pinotage, Shiraz, Tempranillo and Cabernet Sauvignon all on trellis and drip irrigation as well as a 1.3ha guava orchard.

Water is derived from a "leibeurt" of 15 hours every 10 days and a perennial mountain spring. This is supported by an earthen dam for storage.

Satellite has its own compact 50ton wine and barrel maturation cellar that is adequate for handling the ± 45ton wine grape yields. The on-site tasting room and restaurant facility assist with wine sales.

The main house (dating 1858) and all other infrastructure is set in mature gardens with plenty of shade and some impressive old oak...

### Features

#### Interior

Bedrooms	3
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Furnished	Yes

#### Exterior

Carports / Parkings	10
Security	No
Dom. Accom.	1
Pool	No
Views	False

#### Sizes

Floor Size	25m²
Land Size	11Ha

