



**James Visser**

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

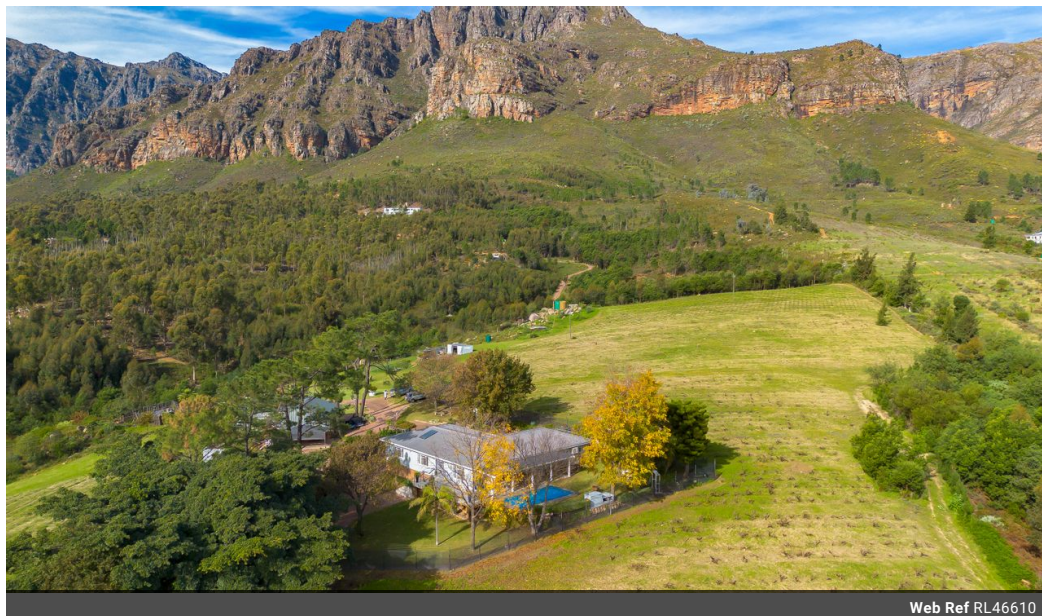
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Contact Harcourts Winelands

021 8828136

281 Main Road  
Paarl  
7600



Web Ref RL46610



### R21,500,000



**Monthly Bond Repayment** R214,651.68

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R2,467,826.00 **Bond Costs** R132,285.00

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

### Mountain lifestyle farm for sale, Paarl

Mount Splendour is a 48ha, income earning lifestyle farm situated on the north-westerly slopes of the Drakenstein Mountains, just three kilometres outside Paarl. Its position affords it the most magnificent vistas across the valley of Paarl and the beautiful mountain slopes around the farm. Rural but not out of reach, all amenities for comfortable living - shops, schools, restaurants, hospitals - are ten minutes away, while Cape Town, Stellenbosch, Franschhoek and Wellington are not more than 40 minutes away. The access road that passes by the farm gate is tarred.

Plantings on the farm consist of about 4ha of old Chenin Blanc bush vines and a small olive grove. The Chenin Blanc grapes are being pressed by a tenant winemaker and made into wine.

The property's water supply comes from two boreholes, a spring and a...

### Features

#### Pets Allowed

Yes

#### Interior

Bedrooms	3
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	10
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	300m²
Land Size	48Ha

