



**Maureen Nel**

Non-Principal Property  
Practitioner  
Registered with PPRA  
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Contact Harcourts Winelands

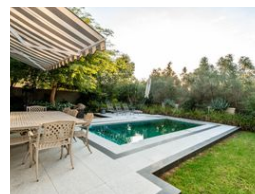
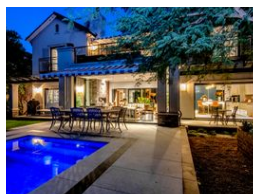
021 8828136

281 Main Road  
Paarl  
7600



SOLE MANDATE

Web Ref RL20957



R20,800,000

**Monthly Bond Repayment** R207,663.02

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R2,376,826.00 **Bond Costs** R132,285.00

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

4 4 2

Prime location, 4 bedroom north facing home in cul-de-sac

**EXCLUSIVE SOLE MANDATE.** An exquisite north-facing home, nestled within the coveted Phase I of Val de Vie Estate. Embraced by the tranquillity of an olive grove, this home boasts high-end finishes and Oggie flooring throughout its two stories, enveloping you in a warm and elegant ambiance from the moment you step inside.

Designed with a focus on quality time with loved ones, the sleek and modern kitchen is a culinary haven, featuring integrated appliances, a separate scullery and laundry area, and frameless stacking doors that seamlessly blend indoor and outdoor living. Step outside to the expansive garden, graced by mature trees, or retreat to the enclosed patio with a fireplace, perfect for intimate gatherings or al fresco dining by the pool.

The ground floor offers a separate lounge with its own fireplace, a guest bedroom,...

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	490m²
Bathrooms	4	Security	Yes	Land Size	1,011m²
Kitchens	1	Pool	Yes		
Recep. Rooms	3	Views	True		
Studies	1				
Furnished	No				

