



### Maureen Nel

Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 080 586 7)  
082 449 0900

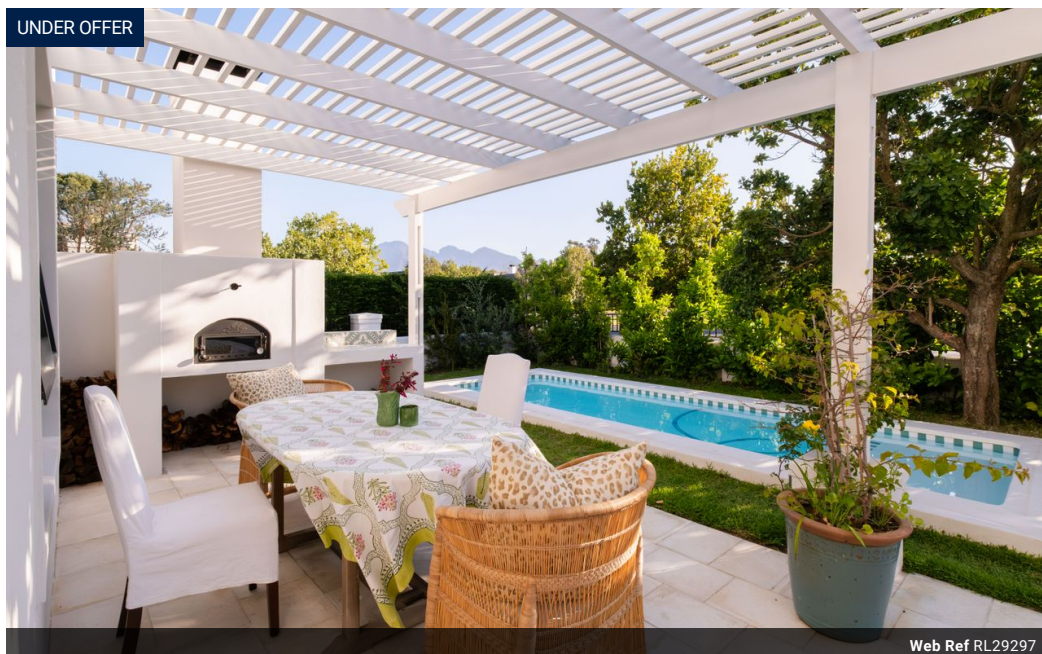
maureen.dw@harcourts.co.za

Contact Harcourts Winelands

021 8828136

281 Main Road  
Paarl  
7600

UNDER OFFER



Web Ref RL29297



## R13,350,000



**Monthly Bond Repayment** R137,797.15

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,372,514.00 **Bond Costs** R103,785.00

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

**Monthly Rates** R3,196

Harmonious living in Designer home with study

EXCLUSIVE JOINT MANDATE.

Nestled in a tranquil cul-de-sac on the original side of Val de Vie Estate, this exquisite home offers a symphony of textures, colours, and patterns. Its serene location, opposite olive trees and with mountain views, creates a peaceful ambience.

Situated along the northern side of the house you'll find two colourful bedrooms, each with a stylish bathroom and a sun-filled study that can be utilized as a playroom, 3rd bedroom, or a 2nd TV lounge with doors opening to the garden. Entertain in Style. The inviting living space features a cozy dining area with a built-in fireplace and braai. Sliding stack back doors connect this area to a pergola-covered patio with pizza oven, private garden and sparkling pool, perfect for outdoor entertaining. The spacious living area features a bright and airy lounge...

## Features

Pets Allowed		Yes	
Interior		Exterior	
Bedrooms	3	Garages	2
Bathrooms	3	Security	Yes
Kitchens	1	Pool	Yes
Recep. Rooms	2	Views	True
Studies	2		
Furnished	No		
		Sizes	
		Floor Size	258m <sup>2</sup>
		Land Size	633m <sup>2</sup>

