



Maureen Nel

Non-Principal Property
Practitioner
Registered with PPRA
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Contact Harcourts Winelands

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281 Main Road
Paarl
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NEW



SOLE MANDATE

Web Ref RL42912



R14,680,000

Monthly Bond Repayment R151,525.26

Calculated over 20 years at 11% with no deposit.

Transfer Costs R1,550,877.00 **Bond Costs** R108,535.00

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



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3



2

Elegant 4-Bedroom Family Home with Vineyard Views

EXCLUSIVE SOLE MANDATE. Perfectly positioned in the heart of Val de Vie Estate, this sophisticated family home offers the ultimate in secure estate living, bordering lush vineyards and located just meters from the gym, indoor pool, tennis courts, and both the main and Berg River entrances.

Step inside to a welcoming foyer that flows seamlessly into a generous TV lounge and a stylish, modern open-plan kitchen featuring a wine cellar, separate scullery, and a dining area complete with built-in braai and fireplace—ideal for year-round entertaining. A spacious guest suite on the ground floor opens directly to the garden and can easily serve as a private home office. The covered patio with built-in braai invites relaxed al fresco dining while enjoying tranquil surroundings.

Upstairs, four generous-sized bedrooms, including the...

Features

| Pets Allowed | | Yes | | | |
|--------------|----|-----|--|---------------------|---------------------|
| Interior | | | | Exterior | |
| Bedrooms | 4 | | | Garages | 2 |
| Bathrooms | 3 | | | Carports / Parkings | 2 |
| Kitchens | 1 | | | Security | Yes |
| Recep. Rooms | 2 | | | Pool | No |
| Furnished | No | | | Views | True |
| | | | | Sizes | |
| | | | | Floor Size | 398m ² |
| | | | | Land Size | 1,156m ² |

