



**Maureen Nel**

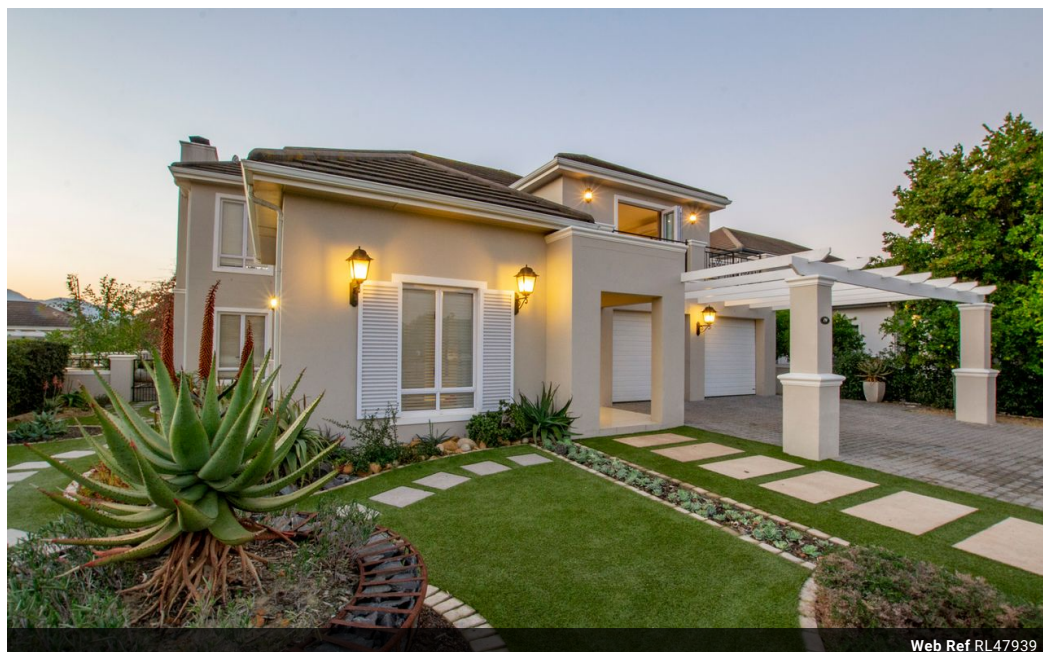
Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 080 586 7)  
082 449 0900

maureen.dw@harcourts.co.za

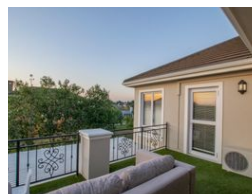
Contact Harcourts Winelands

021 8828136

281 Main Road  
Paarl  
7600



Web Ref RL47939



### R13,750,000

4 3 2

**Monthly Bond Repayment** R137,277.23

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R1,424,798.00 **Bond Costs** R103,785.00

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

**Monthly Rates** R4,000

### Timeless Family Home in Prime Location on Val de Vie Estate

EXCLUSIVE JOINT MANDATE.

Exclusively positioned on the established side of Val de Vie Estate, this north-facing double-storey home offers an ideal blend of classic elegance and modern comfort. Nestled alongside green space and just a short stroll from walkways and play parks, it's perfectly suited for family living.

The home welcomes you with spacious open-plan interiors, featuring a stylish kitchen with a central island, a dining area, and a TV lounge complete with a cozy fireplace. Stacking doors extend the living space onto a covered patio, overlooking a low-maintenance garden and sparkling swimming pool — ideal for effortless indoor-outdoor entertaining.

A guest bedroom and bathroom are conveniently located downstairs, while the upper level features a relaxing leisure lounge that opens onto a balcony with scenic views of...

### Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	4			Garages	2
Bathrooms	3			Carports / Parkings	2
Kitchens	1			Security	Yes
Recep. Rooms	3			Pool	Yes
Furnished	No			Views	True
				Sizes	
				Floor Size	360m <sup>2</sup>
				Land Size	600m <sup>2</sup>

