



Maureen Nel

Non-Principal Property Practitioner
Registered with PPRA
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Contact Harcourts Winelands

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281 Main Road
Paarl
7600



Web Ref WWS33495



R13,750,000

7 5 4

Monthly Bond Repayment R141,925.90
Calculated over 20 years at 11% with no deposit.

Transfer Costs R1,424,514.00 **Bond Costs** R103,785.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Tuscan magic in the Winelands

Exclusive Joint Mandate. This enchanting property is nestled between vineyards and olive groves, ideal for a large family and perfect for dual living. Divided into two dwellings, one offers an open-plan kitchen, dining room, and lounge, separate scullery, indoor fireplace, wood-burning stove, covered swimming pool, 4 bedrooms including aircon, and 3 bathrooms. The other, holds 3 bedrooms with aircon, 2 bathrooms, also open-plan living areas with a built-in braai and a private garden with swimming pool. Both features high ceilings with open trusses and contemporary finishes.

Winelands Estate is perched between Franschhoek and Paarl, surrounded by picturesque mountains. One of the top security and luxury estates.

Features

Pets Allowed		Exterior		Sizes	
Interior	Yes	Garages	4	Floor Size	458m ²
Bedrooms	7	Security	Yes	Land Size	4,014m ²
Bathrooms	5	Pool	Yes		
Kitchens	1	Views	True		
Recep. Rooms	4				
Furnished	No				

Extras

House Style: Character House Style: Other Views: Mountain Living Area: Open Plan Main Bedroom: Built-in-robe Ensuite: Bath Ensuite: Separate Shower Bedroom 2: Double Bedroom 2: Built-in / Wardrobe Bedroom 2: Additional Info Bedroom 3: Built-in / Wardrobe Bedroom 3: Additional Info Bedroom 4: Double Bedroom 4: Built-in / Wardrobe Bedroom 4: Additional Info Bedroom 5: Double Bedroom 5: Additional Info Bedroom 6: Double Bedroom 6: Additional Info Bedroom 7: Double Bedroom 7: Additional Info Main Bathroom: Bath Main Bathroom: Separate Shower Heating / Cooling: Split Cycle A/c Heating / Cooling: Woodfire Pool: Inground Garaging / Carparking: Double Lock-up Condition: Excellent