



**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 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** Yes

#### Interior

Bedrooms	7
Bathrooms	5
Kitchens	1
Recep. Rooms	4
Furnished	No

#### Exterior

Garages	4
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	458m <sup>2</sup>
Land Size	4,014m <sup>2</sup>

#### 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