



**James Visser**

Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 069 283 1)

082 578 2161

james.visser@harcourts.co.za

Contact Harcourts Winelands

021 8828136

281 Main Road  
Paarl  
7600



Web Ref RL20594



### R75,200,000

3 3 2

**Monthly Bond Repayment** R763,452.17

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R9,448,371.00 **Bond Costs** R132,285.00

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

### Historical wine estate for sale in Wellington

We are proud to offer this beautiful, well established and historical Cape wine estate, situated in an agricultural area known for its grapevine propagation nurseries. The nearest town is Wellington, about 4kms away.

The 298ha farm has approximately 88ha of vineyards planted on the slopes of Groenberg, in the foothills of the Hawequa Mountains. The terroir here is diverse, created by the folds and valleys of the mountains which not only act as a rain barrier, but also channel the south easterly winds down the valleys. Summers may be hot, but there are cool pockets where vines are shaded from the strong afternoon sun. Some vineyards can be 3 degrees Celsius cooler than the valley floor.

The estate is situated on a number of separate title deeds.

Water is derived from boreholes and stored in earthen dams and...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	2
Security	Yes
Pool	Yes
Views	True

#### Sizes

Land Size	298Ha
-----------	-------

