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Vredenburg Road  
Devonvallei  
Stellenbosch  
7600



Web Ref RL15161



**R4,990,000**

**Monthly Bond Repayment** R51,506.20  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R401,245.00    **Bond Costs** R61,035.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

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### 2.7ha Boutique Farm in the heart of the Prins Alfred Hamlet for sale @ R4.990 million VAT incl.

You are hereby welcomed to this 2.7ha farm, nestled on the outskirts of the picturesque Prins Alfred Hamlet, offering both lifestyle and productivity. This farm, just more than 1km from the town centre, 10km from Ceres, and within 1.5 hours' travel to Cape Town and surroundings, offers the ideal location for the avid naturalist and farmer. Here you can experience the quality of rural life combined with the potential of generating an income from boutique farming. Your endless and emotional search for the perfect balance between a rural lifestyle and convenient living is hereby met.

The spacious homestead offers 3 bedrooms, 2.5 bathrooms, a cosy inter-leading living and dining area with a braai/fireplace, a farm-style kitchen, as well as ample under-roof and secured parking. Additionally, the farm has a ±300 sqm shed where all...

#### Features

<b>Pets Allowed</b>	Yes		
<b>Interior</b>		<b>Exterior</b>	<b>Sizes</b>
Bedrooms	4	Garages	2
Bathrooms	2	Carports / Parkings	11
Kitchens	1	Security	Yes
Recep. Rooms	3	Pool	No
Studies	1	Views	True
Furnished	No		
			Floor Size 615m <sup>2</sup>
			Land Size 27,458m <sup>2</sup>