

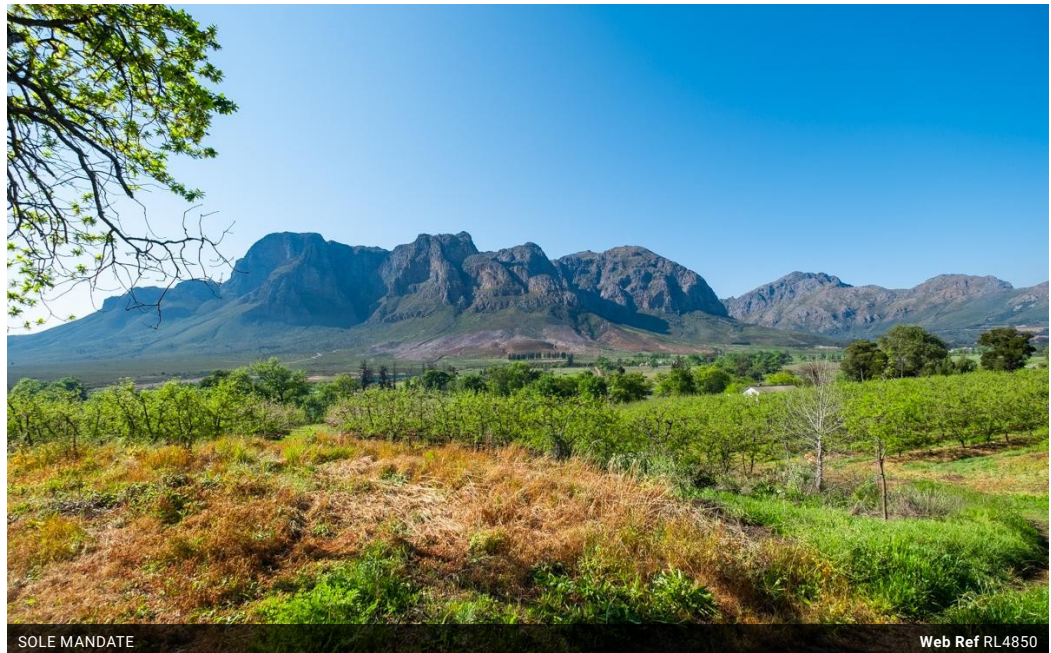


Annette Van der Merwe  
0825650615  
annette@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

Loft Office 6  
The Woodmill Lifestyle Centre  
Vredenburg Road  
Devonvallei  
Stellenbosch  
7600



SOLE MANDATE

Web Ref RL4850




**R20,000,000**

**Monthly Bond Repayment** R206,437.68  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R2,272,371.00    **Bond Costs** R132,285.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,500

 0     0

### Riverside living with incredible views of mountains and orchards

Located in the heart of the Dwarsrivier Valley, this small lifestyle farm can offer you an income from the 5 ha of peach trees, or you could put in new plantings in line with current market trends or to suit your requirements. Main house comprising an old sandstone cottage and modern extensions needs major renovation. This building is located next to the main road and its footprint could be used for a restaurant or farmstall. The worker's cottages located further down the hill and close to the river offer more potential for redevelopment - this footprint may be ideal for your new main house.

You will need to view this property to visualise the potential it offers. Keep in mind that the land is zoned for Agriculture 1 and consent is required for development of tourist and commercial buildings.

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Furnished	No	Security	No	Land Size	57,417m <sup>2</sup>
		Pool	No		
		Views	True		

