

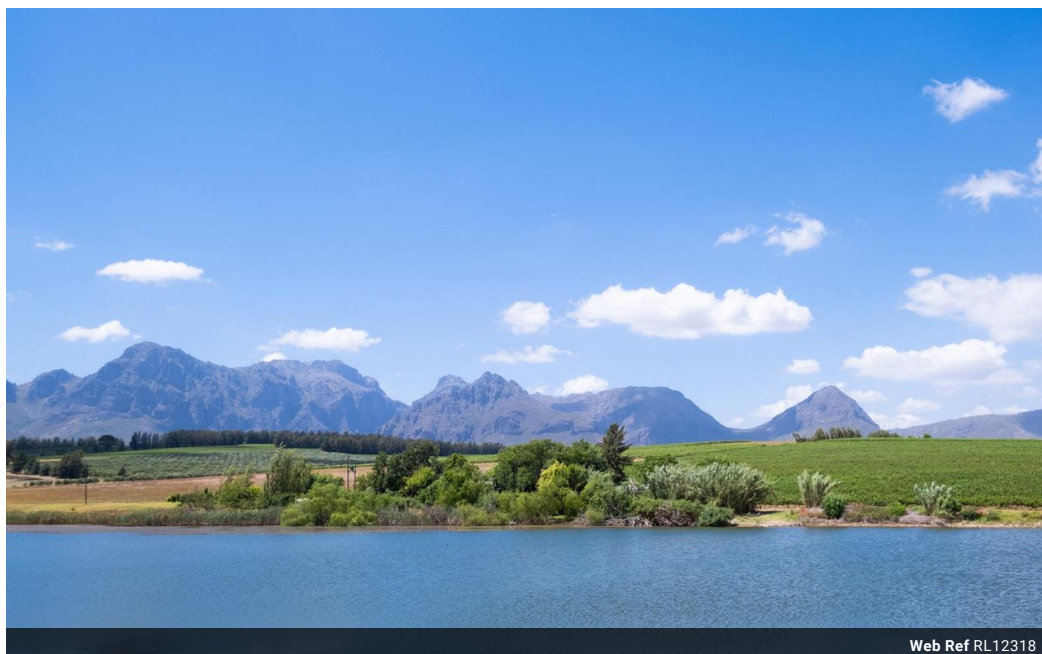


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Web Ref RL12318



**R70,000,000**

 5  3  1

**Monthly Bond Repayment** R710,660.27

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R8,772,371.00 **Bond Costs** R132,285.00

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

**Monthly Rates** R1,870

## Commercial Farm - Paarl

This commercial farm with fertile land is bordering the beautiful Paarl with Nederburg Wine Estate as neighbours and has stunning views of the Du Toitskloof mountains.

The total extent of the farm is 97ha. The property can also be sold as three separate farms with its own title deed.

The main farm size is 36 ha with 18.523 ha grapes and 17.5 ha lusern all under irrigation with 100 000m<sup>3</sup> water rights.

The farm has a huge shed, a few smaller storerooms and 10 farmworker houses. Farm implements are also included in this sale.

The farm offers a spacious 5-bedroom farmhouse with formal and informal living areas, a kitchen with pantry, scullery and laundry, wine cellar, office a flatlet, under-cover veranda with built-in braai and a tennis court.

The second farm size is 19 ha with 6 ha grapes and 70 000m<sup>3</sup> water...

## Features

Pets Allowed		Yes		Sizes	
Interior		Exterior		Land Size	
Bedrooms	5	Garages	1	970,000m <sup>2</sup>	
Bathrooms	3	Security	Yes		
Kitchens	1	Dom. Accom.	16		
Recep. Rooms	4	Pool	No		
Studies	1	Views	True		
Furnished	No				

