



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



**Elsa Kemp**  
0844069905

elsa@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

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



Web Ref RL12423



**R22,900,000**

**Monthly Bond Repayment** R232,487.43

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R2,649,371.00 **Bond Costs** R132,285.00

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



**Wine farm for all seasons.**

This farm is located on the western slopes of Paarl Mountain facing Cape Town with clear views of the iconic Table Mountain and rolling Durbanville hills in the distance. Easily accessible from the R44 and visible to passing traffic, this multi-purpose, zoned Agri 2 property offers a fully-equipped cellar for wine-making, both white and red wines, tasting room (off-sales licence and export/import registered), large events venue, boules court, outdoor chapel, horse paddock and rental accommodation. Ten hectares are currently under vine producing 20 tons of grapes. The cellar has capacity for 150 tons. There is room for new plantings or other farming activities on the remaining available land. Water: 8ha Scheme water, 14,000 l/h borehole(with a 6000 l/hour pump), plus a smaller borehole delivering 1,400 l/hour (with a 700 l/hour...

## Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	6	Garages	2	Floor Size	340m²
Bathrooms	4	Security	No	Land Size	336,925m²
Kitchens	2	Pool	No		
Recep. Rooms	4	Views	True		
Studies	1				
Furnished	No				

