

# Heidelberg

## Tranquil Farm Retreat with endless potential



**ZAR 12,500,000**

**Web Ref: 11970**

Located in the stunning valley between Riversdale and Heidelberg, this 870-hectare gem lies near the majestic Langeberg Mountain Range, surrounded by captivating views in every direction. It's the perfect blend of productivity, tranquility and untapped potential.

This farm is blessed with abundant water boasting high annual rainfall, two dams, river and spring water. A 500 000L zinc storage dam serves as a reservoir, fed from one of the dams and pumped via solar power. The Duiwenhoks River borders the northern edge of the farm for approximately three kilometers enhancing the natural beauty and providing reliable water access. The property also holds irrigation rights and consists of three separate title deeds.

The farming potential is vast. The land is ideal for livestock - sheep, cattle - and crop farming with additional opportunities to develop orchards, nut plantations (add to the existing trees) and lucerne. There are also large areas of dry land and indigenous terrain including beautiful fynbos, untouched forest patches and serene picnic spots that showcase the property's rich biodiversity.

In addition to its agricultural use, the property offers enormous potential as a lifestyle or eco-tourism destination. Its natural beauty and seclusion make it ideal for developing weekend cottages, holiday accommodation or a tranquil retreat just far enough from the city.

The enchanting main house offer three bedrooms, a large study, two bathrooms, open-plan kitchen and generous living spaces that open to a spacious patio with breathtaking views. It includes a large storage area, ample covered parking and a magical outdoor entertainment space with covered braai area, pizza oven and even open braai area perfect for hosting under the stars. The farm also includes a three-bedroom labourer's house with electricity and water and two barns.

Heidelberg is just 15 km away, Riversdale 30 km, George Airport 170 km and Cape Town approximately 290 km - close enough for convenience, yet far enough for peaceful seclusion.

This is a rare opportunity to own a truly special piece of land in one of the most beautiful regions of the Western Cape. Whether for farming,

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lifestyle or tourism, this property is full of promise and potential.

Price excludes VAT.

### Features:

3 Undercover Parkings, Study, Laundry, Braai Area, Pizza Oven, Patio, Storage Space, Pantry, Bedroom in Loft Area

### Rooms:

3 Bedrooms

2 Bathrooms

Living Areas

Kitchen

Plot Size: ± 874 Ha