

## Country lifestyle in top setting



**R 17 500 000**

**Web Reference 10588**

This beautiful lifestyle property is situated between Stellenbosch and Somerset West in one of the most picturesque settings in the Boland. The property offers stunning views of Table Mountain towards the West and the Helderberg towards the east.

Entering the property from the Annandale road, the main house is approached through strawberry fields of 3.5 hectares which are rented out to a commercial farmer.

There are two cottages separate from the main house which are currently rented out on a long-term basis but can also be operated as a self-catering concern or to accommodate an extended family.

Towards the back of the property is a large dam that is up to 6 meters deep. It is currently only used for leisure purposes.

The main house with four bedrooms is set back far from the road and is totally private, surrounded by a substantial garden with a heated lap pool as a feature. It has four bedrooms. Due to the layout of the house, it can be operated as two living units of two bedrooms each with full lounges and kitchens.

There is a rental income of R 13 000 per month for the two cottages. A 3.5-hectare portion of land is rented out to a commercial farmer and provides an income of R 9 500 per month.

## Country lifestyle in top setting

---

Bedrooms: 4	Bathrooms: 2
Erf Extend: ±10.62 ha	Garages: 1
Breakfast Room	Computer Nook
Cottage	Dining / Family Room: 2
Entrance Hall	Guest Toilet
Indoor Braai	Kitchen
Office	Pool
Staff Quarters	Store Room
Air conditioner	Alarm
Security	



**André van Pletsen**

**Intern Agent**

**T: 021 887 4740 C: 083 474 1140**

**Email: [andre@annabasson.co.za](mailto:andre@annabasson.co.za) Skype: [andre@annabasson.co.za](https://www.skype.com/people/andre@annabasson.co.za)**

vcard

