

Secure prime property on R44



R 19 500 000

Web Reference 10820

Live the farm lifestyle or establish a business - good accommodation, top location, beautiful views and excellent security.

This exclusive smallholding is on the urban edge and only one kilometre from Stellenbosch Square shopping centre and De Zalze. Stellenbosch is only 2.5 kilometres from the farm and Somerset West 13 kilometres.

It is the ideal location for someone who would like to live on a farm within easy reach of town or want to establish a business on the R44. The property is in a prominent position to attract business from the high daily traffic volumes on the road between Stellenbosch and Somerset West.

The farm is fully fenced with a high security four-zone electric fence with an automated gate. It is an unusual feature for a farm to be fully fenced in by an electric fence.

The property features a four-bedroom main house, two two-bedroom cottages, a third studio style cottage and various outbuildings and sheds. All buildings are in good condition.

Electricity is supplied by Eskom backed up by a 20KW generator for domestic electricity and for the electric fence and security system.

The farm is allocated two hectares of Theewaterskloof water and has a strong borehole for drinking water. There are two dams on the farm.

Erf Extend: ±4,2 Ha	Bedrooms: 4
Entrance Hall	Lounge
Family Room	Dining Room
Study	Kitchen
Guest Toilet	Cottages: 2 Two-bedroom Cottages and 1 Studio Cottage
Security: Alarm, Burglar Bars, Electric Fence	Bathrooms: 2

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