

## Exclusive luxury lifestyle farm just outside Stellenbosch



**R 24 000 000**

**Web Reference 7534**

The Blaauwklippen Valley is a sought-after area being rural, yet only  $\pm$  6km from Stellenbosch, with easy access to Somerset West and the N2 highway.

This impressive lifestyle property is situated on the exclusive access-controlled upper part of the Blaauwklippen Valley, at the foot of the Suurburg, surrounded by a number of exclusive wine estates. It has unobstructed views of Table Mountain in the distance.

The property offers exceptional security, top quality finishes, total privacy and a sense of being on a remote farm but with Stellenbosch only a short drive away.

The land is terraced with three main levels.

A 150 square metre cottage is situated on the lower section. It is currently being used as a very well-equipped workshop but can be utilised as living quarters, office or agritourism-style industry.

The Cape Dutch homestead is situated on the central terrace. It was built on 3 levels in 2002 with pristine perfection and quality of the highest standards. The main living areas a large study and a guest bedroom are on the ground floor. The ground floor also features two separate secure walled courtyards. The upstairs area consists of a master bedroom and two other large well-appointed bedrooms. Two large balconies open from the main bedroom and second bedroom. The lower ground floor has two bedrooms and living areas. This section can be utilised as a separate residence.

The upper terrace of the property has an outside entertainment area with fireplace, a wine cellar / storeroom built into the mountain and a wood store.

Erf size:  $\pm$  3.02 Ha

Vineyards:  $\pm$  0.03 Ha

House size:  $\pm$  650 m<sup>2</sup>

Second cottage:  $\pm$  150 m<sup>2</sup> (currently workshop)

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Erf Extend: ±3,02 Ha

Bedrooms: x 6

Garages: 2

Lounge

Study

Guest Toilet

Pool

Fireplace: 2

Window Frames Wood: Yellow Wood Beams, Ceilings and Floors

Double Storey

House Size: ±650 m<sup>2</sup>

Bathrooms: x 4

Entrance Hall

Dining Room

Open Plan Kitchen : Modern,well equipped. With oven, hob & extractor fan.

Cottage: Used as a Workshop (150m<sup>2</sup>)

Security: Alarm and various other security measures

Under Floor Heating

Paved Washing Line Area



**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)**

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