



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 Suurberg, 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 m²
 Second cottage: \pm 150 m² (currently workshop)

Erf Extend: \pm 3,02 Ha	House Size: \pm 650 m ²
Bedrooms: x 6	Bathrooms: x 4
Garages: 2	Entrance Hall
Lounge	Dining Room
Study	Open Plan Kitchen : Modern,well equipped. With oven, hob & extractor fan.
Guest Toilet	Cottage: Used as a Workshop (150m ²)
Pool	Security: Alarm and various other security measures
Fireplace: 2	Under Floor Heating
Window Frames Wood: Yellow Wood Beams, Paved washing line area	
Ceilings and Floors	
Double Storey	



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