

# Boutique Farm For Sale

## South Africa, Western Cape Province, Franschhoek

2,094,263 €

### QUICK SPEC

Year of Construction	
Bedrooms	4
Half Bathrooms	1
Full Bathrooms	3
Interior Surface approx	TBA m2 - TBA Sq.Ft.
Exterior Surface approx	22,662 m2 - 243,936 Sq.Ft.
Parking	4 Cars
Property Type	Manor House

### TECHNICAL SPECIFICATIONS

#### Botique Wine Farm in a Stunning Location

This exclusive 18 hectare farm forms part of the Dieu Donne Wine Estate and offers panoramic views with a north-facing aspect. Includes: a 3/4 bedroom Cape Dutch style house, a separate cottage and a large shed. Vineyards of 10.6ha are currently planted to Chardonnay, Merlot and Sauvignon Blanc with an option to outsource the farming operation to the neighbouring commercial farm under separate contract.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 9
- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 7
- Full Bathrooms - 6
- Half Bathrooms - 1

## OTHER ROOMS

- Open Plan Kitchen
- Breakfast Bar
- Dining Room
- Separate Cottage
- Home Theatre
- Wine Cellar
- Library

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• Bar

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## INTERIOR FEATURES

- The Farm Forms Part Of The Dieu Donne Wine Estate And Offers
- Panoramic Views With A North-Facing Aspect.
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## EXTERIOR AND LOT FEATURES

- Stunningly Positioned Overlooking The Franschhoek Valley.
- Mountain Views
- Vineyards Of 10.6 Ha Are Currently Planted To Chardonnay, Merlot And Sauvignon Blanc

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• Large Shed

• Borehole Water

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## HEATING AND COOLING

- Cooling Features: Central A/C

• Heating Features: Central Furnace

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## POOL AND SPA

- Outdoor Swimming Pool

• Sauna And Hammam

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## LAND INFO

- Lot Size : 184,000 m2 - 1,980,559 Sq.Ft.

## GARAGE AND PARKING

- Garage Spaces: 4 Cars
- Parking Spaces:

## BUILDING AND CONSTRUCTION

- Living : TBA m2 - TBA Sq.Ft.
- Year Built :
- Location : North - South
- Topography : Slope

• Levels or Stories: 3 Floors

• Structure Type : Manor house

• House Style : Classic Cape Dutch

• Furnishing : Furnished

## SCHOOL INFORMATION

The South Africa's education system is split into three levels: elementary, secondary and tertiary.

- Franschhoek High School
- Groendal Secondary School
- Wes-Eind Primary School
- Franschhoek Tempus Nosce
- Groendal Primary School
- Laerskool Wes-Eind Primary
- Franschhoek Hoërskool/High School

## AMENITIES AND COMMUNITY FEATURES

Foreigners can purchase and own immovable property in South Africa without restriction - non-nationals are subject to the same laws as nationals. The only ineligible people are illegal aliens who are not allowed to own immovable property in SA

## OTHERS

- |                             |                           |
|-----------------------------|---------------------------|
| • Vineyard                  | • Staff Quarters          |
| • Ecofriendly               | • Terrace / Outdoor Space |
| • Generator                 | • Outdoor Pool            |
| • Security System           | • Mountain Views          |
| • Media Room / Home Theater | •                         |

## ABOUT THE AREA

South Africa is a country on the southernmost tip of the African continent, marked by several distinct ecosystems. Inland safari destination Kruger National Park is populated by big game. The Western Cape offers beaches, lush winelands around Stellenbosch and Paarl, craggy cliffs at the Cape of Good Hope, forest and lagoons along the Garden Route, and the city of Cape Town, beneath flat-topped Table Mountain.

The Western Cape is a South African province with coasts bordering the Indian and Atlantic oceans. It's known for the port city of Cape Town, set beneath Table Mountain, part of a national park of the same name. In Table Bay, Robben Island is the notorious prison that once held Nelson Mandela, and is now a living museum. Farther afield, winelands surround historical towns like Stellenbosch, Franschhoek and Paarl.

Franschhoek is a town in South Africa's Western Cape with centuries-old vineyards and Cape Dutch architecture. Trails wind through flowers and wildlife at Mont Rochelle Nature Reserve to views over Franschhoek Valley. The Huguenot Memorial Museum and neighboring monument honor the area's French settlers, who arrived in the 17th and 18th centuries. Franschhoek Motor Museum displays vintage cars amid mountain farmland.