



POA

Web Ref SIR110398



## Rural lifestyle with wine and olive impression

Herewith the opportunity to own an established viticulture and olive-production lifestyle farm situated in the Western Cape Winelands among exclusive estates, along the foothills of the Simonsberg Mountain Range. Panoramic views and easy access to major amenities (including several exclusive schools) contribute to the general appeal as a family anchorage.

The two dwellings and a flatlet offer a total of nine bedrooms, most of these en-suite. A significant feature is the welcoming and tranquil outdoor areas, including two spacious verandas and a well-appointed swimming-pool recreational area.

Agricultural utilisation comprises 16ha of wine-grape vineyards in optimal production cycle, along with 5.5ha of olive orchards. The source of irrigation water is an allocation from the local irrigation board.

The general design and...

<b>Bedrooms</b>	<b>8</b>
<b>Bathrooms</b>	<b>7</b>
<b>Floor Size</b>	<b>350m<sup>2</sup></b>
<b>Land Size</b>	<b>38Ha</b>
<b>Garages</b>	<b>5</b>
<b>Pool</b>	<b>Yes</b>

**Extras**  
Country Living Mountain Winelands  
Lifestyle Farm

### Tobi Retief

*Stellenbosch*

Tel: 021 809 2760

Mobile: 082 327 3108

tobi@sirpaarl.co.za

