

## Prime Location Best Views

Haus / Kauf

### Allgemeine Informationen

#### Allgemein

Objekt-Nr: Pringle Bay 21 Ha  
Adresse: ZA-7196 Pringle Bay  
Südafrika

#### Preise

Kaufpreis: 536.000,00 EUR  
Courtage / Provision: 3,57% aus dem Kaufpreis inkl. 19% MwSt.

#### Flächen

Wohnfläche: ca. 1 m<sup>2</sup>  
Zimmerzahl: 6  
Grundstücksfläche: ca. 210.000 m<sup>2</sup>

#### Energieausweis

Energieausweis vorhanden: nein

#### Beschreibung der Ausstattung

Prime located off-grid smallholding with two houses and best of views

6 3

Erf Size: 21 ha

Prime located off-grid smallholding with two houses and best of views

This prime located income generating 21ha smallholding covered in pristine Cape Fynbos and free of alien vegetation, offers you two relatively new, neat and well built houses, and arguably the best views that any smallholding can offer you in this district. The views of the valley , mountains, and ocean towards Hermanus can only really be appreciated when visiting the property, because the best of photographers can't capture it.

This rectangular portion of Farm Hangklip, is about 310 meter wide by 810 meter long, with the two houses perched on the hillside close to the top part of the property. Access is from Clarence drive and a well planned gravel driveway in good condition meanders up the hill for 800 meters to the two houses.

Summary of what is on offer:

- LAND : 21ha of pristine Cape Fynbos cleared of all alien vegetation. The property is surrounded by land under conservation with WWF and Cape Nature giving it a unique feel of living in a nature reserve.
- HOUSES : Spacious four bedroom homestead PLUS a 2nd two bedroom cottage.
- ELECTRICITY : Off the grid living with a backup 8 KVA generator, and a high quality Solar system that includes a 14 Kw h Lithium Ion battery system that never lets you down – not even in mid- winter.!
- WATER : Water gets pumped to 3 x 2500 liter water tanks, from a reliable borehole with good quality water. Furthermore the area has high rainfall and rainwater gets harvested and channeled to the tanks. A DAB pump at the tanks, supplies pressured water to the house and cottage
- RATES AND TAXES : R470 per month.
- SEWERAGE: A 7000l septic tank which is serviced on request when required, by the municipality every 2 / 3 months.
- SECURITY AND WIFI : The property currently receive free armed response and Internet (unlimited) with 2 modems in the main house and cottage , in exchange for a mast that was erected on the property.

Is it a paradise for the nature lover and active outdoors person? Yes it is.

Is it a retreat for the businessman to escape to and truly recharge and re-energize? Yes it is.

Is it a dream location for you to retire at? Yes it is!

ZAR 8950000 + 3,57 % byers comission incl. 19% German VAT

Get in contact

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## Galerie



















