



## Excellent 5 Bed Villa For Sale in Bettys Bay Western Cape South



### Information de l'agent

Nom:	Niall Madden
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Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 545,298.1

#### Location

Pays:	Afrique du Sud
État/Région/Province:	Western Cape
Adresse:	Lachenalia Rd Betty's Bay
Indicatif régional:	7141
Soumis:	10/08/2023

#### Description:

Excellent 5 Bed Villa For Sale in Bettys Bay Western Cape South Africa

Esales Property ID: es5553829

#### Property Location

16 Lachenalia Road  
Bettys bay  
Western Cape  
7141  
South Africa

#### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living,



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South Africa is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

The home is a open 'barnyard' style house, boasting with large interior volume. The property is 660m<sup>2</sup> big, the ground floor is 250m<sup>2</sup> and the first floor is 161m<sup>2</sup>. It is made up of a open plan foyer, living room, dining room, kitchen and indoor fire place in a double volume space. It has 4 large bedrooms with built in cupboards, a large study and 3 full bathrooms – 2 of them with built-in showers and one with a corner bath. All bathrooms are equipped with a toilet and a sink.

The main bedroom is very large – space for a king size bed and a small living room and a balcony. The double garage matches the main suite's size and also has a double door in the back, so that it could be converted into a small apartment with garden access. Despite the indoor barbeque, the house also has a rustic steel fireplace in the living room, outside front facing barbeque/grill area and a firepit under a pergola in the backyard.

The home does not have a pool. However, it is situated 0.6 miles from Amarylis small rock beach, 0.8 miles from a large semiprivate beach that stretches around the coastal bend (ideal for sea water fishing, swimming and walking dogs). 0.9 miles from Westbeach and 1.1 miles from the large Main Beach, best known and visited by holiday visitors.

The home overlooks a lake that is a Wetland Reserve – home to endangered bird and frog species. Due to the Protected Biosphere status of the lake, no developments may ever take place in front of the home, which will protect the integrity of the view. During winter, there are 7 waterfalls visible from the windows.

## ABOUT THE AREA

Betty's Bay is a small holiday town situated on the Overberg coast of South Africa's Western Cape province. It is located 100 km from Cape Town beneath the Kogelberg Mountains on the scenic R44 ocean drive between Pringle Bay and Kleinmond. This village stretches over 13 km along the coast.

This sleepy little seaside village offers visitors to South Africa gorgeous overnight accommodation in Bettys Bay on the beach, with breath-taking views and a laid-back vibe. Although less developed than her neighbour, Hermanus, the Harold Porter Botanical Gardens and the resident penguin colony at Stony Point alone make a visit to Bettys Bay worth it.

The botanical garden of Harold Porter, which stretches from the mountain-top down to the sea, is known as 'little Kirstenbosch' and contains some of the best examples of local fynbos, including proteas, restios and over 50 species of ericas.

Only an hour's drive from Cape Town, Betty's Bay is a picturesque seaside village situated along the scenic Clarence Drive Route (R44) between Pringle Bay and Kleinmond. The pretty town is positioned in a narrow strip of land sandwiched between the Kogelberg Mountains and the Atlantic Ocean, and bordered by fresh water lakes and the Palmiet River.



Bettys Bay lies within the Kogelberg Biosphere Reserve; the first UNESCO declared Biosphere in South Africa and is fiercely protected by the town's occupants. This part of the world is considered the heart of the Cape Floral Kingdom due to the exceptional examples of fynbos and has largely remained unspoilt and isolated.

Although the Cape Floral Kingdom is the smallest of the world's six plant kingdoms, it nevertheless has the 2nd largest diversity. The reserve stretches along the coast from Gordon's Bay through to the town of Kleinmond and inland from the farms of the Elgin Basin through to Grabouw – a total of some 100,000 ha.

Locals venture here predominantly during the flowering season from October to February where a glorious array of gladioli, watsonias and the rare red disas are on display. The garden can easily be covered in three to five hours along pretty laid-out paths and hillside trails. For the more adventurous, Leopard's Gorge offers a more taxing hike.

The penguin colony at Stony Point is one of four mainland colonies in South Africa and declared a municipal nature reserve in July 2002. Since then this important seabird colony has grown in size due to the breeding of both the endangered penguins and cormorants. The best time of day to view them is in the late afternoon, when the penguins return from fishing.

#### MAiN FEATURES:

- 411m<sup>2</sup> of living space
- 660m<sup>2</sup> plot.
- 5 Bedrooms
- 3 Bathrooms
- Private Parking
- Private Garden
- Stunning Views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of South Africa
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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#### **Commun**

Chambres:	5
Salle de bains:	3
Pied carré fini:	411 m <sup>2</sup>

#### **Building details**

Number of Garages:	2
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## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: [https://www.youtube.com/embed/nvie9X1MGdI?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/nvie9X1MGdI?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Contact information

IMLIX ID: IX4.750.025

