



## Luxury 5 Bed Villa For Sale In Montagu 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 802,476.94

### Location

Pays:	Afrique du Sud
État/Région/Province:	Western Cape
Ville:	Montagu
Adresse:	Van Riebeeck St
Indicatif régional:	6720
Soumis:	23/02/2024

### Description:

Luxury 5 Bed Villa For Sale In Montagu South Africa

Esales Property ID: es5554051

### Property Location

No 9 van Riebeeck street

Montagu

6720

Western Cape



South Africa

## Property Details

Welcome to an exquisite modern oasis nestled within the heart of town, a picturesque small holding spanning 12,461 m<sup>2</sup> of unparalleled beauty. This remarkable property boasts a prime riverfront location, offering breathtaking views of majestic mountains encircling the landscape.

Step inside to discover a home designed for the entertainer and the discerning homeowner alike. A wrap-around covered patio, adorned with lush greenery, plays host to a state-of-the-art braai area, perfect for hosting gatherings or simply savoring tranquil evenings by the river. Every room in the house seamlessly flows onto this patio, blurring the lines between indoor and outdoor living.

Inside, the elegance of modern design meets the warmth of home. A spacious home office, complete with beautiful wooden cupboards, provides a serene workspace overlooking the landscaped gardens. The sleek and stylish kitchen features a gas stove, ideal for culinary enthusiasts, while underfloor heating ensures comfort throughout the home.

Outside, a sparkling swimming pool invites you to cool off on hot summer days, surrounded by meticulously landscaped gardens bursting with color. Peaceful water features dot the property, creating an ambiance of serenity and tranquility, perfect for birdwatching or simply soaking in the scenery.

For eco-conscious homeowners, solar panels, an inverter, and batteries provide sustainable energy solutions, while water rights, including 2 hectares of CBR water and three pump stations, ensure ample water supply for the lush gardens and eco lake. Computerized irrigation systems keep the grounds pristine with minimal effort.

Additional features include garages with direct access to the main house, secure parking, an alarm system with beams for added security, a separate laundry room, garden toolshed, and a workroom for DIY projects. A charming garden cottage offers two bedrooms and a bathroom, perfect for guests or as a rental opportunity.

This truly is one of the most beautiful properties in town, offering a harmonious blend of modern luxury, natural beauty, and eco-conscious living. With its proximity to schools, vegetable gardens, and a variety of fruit trees, this small holding presents an unparalleled opportunity to embrace the best of town and country living. Welcome home.

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## ABOUT THE AREA

Lying between Cape Town and Oudtshoorn on Route 62 – South Africa's version of America's Route 66 blessed with scenery to take your breath away, some of the country's finest wines and advertised as the longest wine route in the world – is the wine-producing town of Montagu.



Known as the ‘mountain mecca’ of the Cape, Montagu lies surrounded by the Langeberg mountain range nestled between the Keisie and Kingna Rivers in the western corner of Kannaland, and is famous for her orchards, vineyards, local herbs, rock formations and healing hot mineral springs.

Montagu is one of the best examples of a late Victorian agricultural village in the Western Cape with a number of examples of preserved Cape Dutch and Georgian National Monuments – Long Street houses 14 of the town’s 22 national monuments and Joubert House epitomises late 19th century living.

Spending time in Montagu is sure to relax and recharge your batteries or, if you are that way inclined, there is a list of activities to get the adrenalin flowing, like mountain biking, kloofing, abseiling, paragliding, fishing and river boat trips up the Breede River.

The main attraction in Montagu is the radioactive hot springs, originally part of the farm ‘Uitvlucht’, on the edge of the village. Lover’s Walk – a charming passage through cliffs to the springs, was painstakingly reconstructed after a flood in 1981 completely devastated the Kloof, including the Baths complex.

The Nature Garden, which offers a peaceful and relaxing alternative to the springs, was founded in 1954 and is a joy to visit during spring when wild flowers are in bloom. Cogmans Kloof, now one of the major entrances to Montagu, was initially impenetrable until Thomas Bain built the pass and tunnel through the kloof that negotiates the Hole in the Rock, known locally as the gateway to the Klein Karoo.

## MAiN FEATURES:

- \* 622m<sup>2</sup> of living space
- \* 12461m<sup>2</sup> plot
- \* 5 Bedrooms between both properties
- \* 4 Bathrooms between both properties
- \* Stunning Views
- \* Private Parking ( 4 Garages )
- \* Private Pool
- \* Close to essential amenities 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:	4
Pied carré fini:	622 m <sup>2</sup>

### **Utility details**

Heating:	Oui
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## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: [https://www.youtube.com/embed/RR7wQ81ejNE?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autohide=2&wmode=transparent](https://www.youtube.com/embed/RR7wQ81ejNE?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autohide=2&wmode=transparent)

## Contact information

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