



## Foutani Farm for redevelopment into a Boutique hotel for Sale in Fouriesburg Free State South



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
Sito web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 1,700,000

### Posizione

Nazione:	South Africa
Stato / Regione / Provincia:	Orange Free State
Indirizzo:	Jalan Laksmana
Pubblicato:	28/07/2023

Descrizione:

Foutani Farm for redevelopment into a Boutique hotel for Sale in Fouriesburg Free State South Africa

Esales Property ID: es5553302

### Property Location

Foutani Farm 331  
Fouriesburg  
Free State  
9725  
South Africa

Price in Pounds £1250000

Serious offers will be considered



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## Property Details

With its stunning coastlines beautiful inland scenery, historic sites and laid-back atmosphere, South Africa continues to be one of the most desirable places across the world to be. On offer here is a chance to invest into this mesmerising part of the world with this stunning farm for tourist development.

Foutani Mountain Farm is 896 hectares, situated in the Eastern Free State near the Golden Gates National Park and the beautiful Village of Clarens. This area is classed as a high tourism area.

The Farm consists of 150 hectares of arable land. In this area we plant beans, mealies, wheat, potatoes, sunflowers and Fruit such as cherries and apples.

200 hectares of the farm is used for cattle grazing and the area is known for top cattle breeders.

396 hectares area is allocated for game farming, we currently have small buck, hyrax, porcupine, jackal, wild fowl, ducks and geese in this area. Hunting is game in this area is very popular.

100 hectares is allocated for the guest lodge. We have a Restaurant that seats 50 people, with large kitchen, pantry and cold room, two bars, two lounges, ladies & Gents toilet facilities upstairs and down stairs as well as an office. There is a footprint of seven chalets that need to be restored and pre approval has been granted for 76 units, a conference centre, a small boutique guest house/hotel, health spa. The main house built in 1886 and can be converted to the boutique hotel. The house has three very large en suite bedrooms, large lounge, dining room, kitchen, pantry, storeroom, large laundry and wash room. The house if converted could have 15 guest rooms.

There are many natural springs and we use natural spring water from the mountain to supply the guest lodge, restaurant and the house all year round. There is also bottling of the spring water for our guests.

There is almost seven kilometers of river frontage on the farm suitable to use for irrigation. The river is used for river rafting and fishing.

The farm has beautiful hiking trails with caves and waterfalls on these routes. The scenery is spectacular, there are also bushmen paintings and dinosaur fossils on the farm. A 4 X 4 trail up to the top of the mountain. There are also horse trails as well as cycle tracks and off road tracks.

## ABOUT THE AREA

Fouriesburg is a small town situated at the junction of the R711 and R26 routes in the eastern Free State, South Africa. It is near the Maluti Mountains and only 10 km from Caledon's Poort border post, which gives access to Lesotho.

The Free State lies in the middle of South Africa. It borders six other provinces. North West, Gauteng, and Mpumalanga lie to the north, KwaZulu-Natal to the east, the Eastern Cape to the south, and the Northern Cape to the west. The mountain kingdom of Lesotho also borders the Free State to the east and south.



The largest part of the Free State is grassland. There are mountains in the east, along the border with Lesotho. The Vaal River forms part of the Free State's northern boundary. The Orange River forms the southern boundary. South Africa's largest dams are the Gariep and Vanderkloof dams. Both are on the Orange River in the Free State.

Bloemfontein is the largest city in the province. Other notable towns include Welkom, Botshabelo, Kroonstad, Virginia, Harrismith, Bethlehem, Sasolburg, Parys, Phuthaditjhaba, and Odendaalsrus.

## MAiN FEATURES:

- 400m<sup>2</sup> in main building
- 896 hectares of land or 8960000 m<sup>2</sup>
- Private Garden
- Private Parking
- Room for a Pool
- Room to develop chalets for tourist hikes.
- Room to apply for planning for many more dwellings.
- 76 Bedrooms when redeveloped
- 76 Bathrooms when re developed
- Massive potential in the holiday rental market when redeveloped
- Stunning views
- Close to essential amenities like such as supermarkets and pharmacies in nearby town.
- Great base from which to discover other fantastic areas of South Africa

Contact us today to buy or selling your property in South Africa.

## Comune

Camere da letto:	76
Bagni:	76
Finito piedi quadrati:	400 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: [https://www.youtube.com/embed/U7XWNDCQgGk?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/U7XWNDCQgGk?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: IX4.693.659



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