



## Stunning House plus 2 Guest units For Sale In Calitzdorp Western Cape South



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
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Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 103,000

### Locatie

Aanbevolen Auto Onderdelen:	South Africa
Staat/Regio/Pronvincie:	Western Cape
Plaats:	Calitzdorp
Adres:	Andries pretorius Street
Postcode:	6660
Geplaatst:	22-01-2025

### Omschrijving:

Stunning House plus 2 Guest units For Sale In Calitzdorp Western Cape South Africa

Esales Property ID: es5554451

### Property Location

8 Andries pretorius Street  
Calitzdorp  
Western Cape  
6660  
South Africa

### Property Details

Live the Dream: A Unique Opportunity in Calitzdorp



Imagine waking up each morning to breathtaking views of the majestic Swartberg Mountains. Imagine exchanging the urban hustle and bustle for the tranquility of country living, all while generating a substantial income. This exceptional property in Calitzdorp, Western Cape, South Africa, offers a truly unique opportunity: a stunning family home seamlessly integrated with two well-established, income-generating guest units.

## A Home and an Investment

This is not just a house; it's a turnkey business. The property provides the perfect blend of comfortable family living and a lucrative investment opportunity. Whether you dream of escaping the rat race and embracing a life of leisure, or seeking a property that can support your extended family, this property offers unparalleled flexibility.

### Key Features:

- \* **Main House:** A spacious and comfortable family home with 2-3 bedrooms, providing ample space for family living.
- \* **Guest Units:** Two fully-furnished and equipped guest units, each generating a consistent and reliable income stream. Detailed financial records are available for review.
- \* **Land:** 2400 m<sup>2</sup> of land, beautifully landscaped with succulent and cactus gardens, offering ample space for relaxation, entertainment, and even vegetable cultivation.
- \* **Amenities:**
  - \* Air conditioning
  - \* Jacuzzi
  - \* Fans
  - \* Blinds
  - \* And many more!
- \* **Business Infrastructure:** The established guest house business comes complete with a domain name, an existing online presence, and a loyal customer base.
- \* **Potential for Expansion:** Explore opportunities to further enhance the property, such as adding additional guest units or developing a unique on-site experience for visitors.

## Calitzdorp: A Charming Town with Endless Appeal

Nestled on the scenic Route 62, Calitzdorp is a charming town with a rich history and a vibrant community. Renowned for its fertile farmland, the region is a renowned producer of grapes, boasting seven award-winning wineries. Calitzdorp is also affectionately known as the 'fruit basket' of South Africa, producing a wide variety of delicious fruits, including stone fruits and melons.

### Location and Accessibility

- \* **Convenience:** Located just 30 minutes from Oudtshoorn, residents have easy access to essential amenities, including hospitals, shops, and a new mall scheduled to open in May 2025.
- \* **Proximity to the Coast:** The beautiful Garden Route coast is only a 1.5-hour drive away, offering



stunning beaches, coastal walks, and a plethora of outdoor activities.

## Lifestyle and Investment

This property presents a unique opportunity to embrace a fulfilling lifestyle while generating a significant income stream.

### \* Lifestyle:

- \* Enjoy the peace and tranquility of country living.
- \* Immerse yourself in the natural beauty of the surrounding landscape.
- \* Explore the local wineries and indulge in the region's renowned cuisine.
- \* Cultivate your own organic garden and enjoy fresh produce.
- \* Become an integral part of the friendly and welcoming local community.

### \* Investment:

- \* Generate a consistent and reliable income stream from the established guest units.
- \* Benefit from the growing tourism industry in the region.
- \* Leverage the existing business infrastructure and customer base.
- \* Explore opportunities to expand the business and increase revenue.

## Additional Considerations:

- \* **Furniture and Equipment:** The sale may include the option to purchase furniture and equipment for the guest rooms, providing a seamless transition for new owners.
- \* **Solar Power:** The possibility of taking over an existing solar subscription can significantly reduce energy costs and contribute to a more sustainable lifestyle.

## Don't Miss This Extraordinary Opportunity

This is a rare chance to acquire a unique property that offers both a comfortable family home and a thriving business. Whether you envision a life of leisure, a lucrative investment opportunity, or a combination of both, this stunning property in Calitzdorp has it all.

Contact us today to schedule a viewing and discover the full potential of this remarkable property.

## ABOUT THE AREA

The typical little Karoo town of Calitzdorp lies on Route 62, about four hours drive from Cape Town and roughly half way to Port Elizabeth. Calitzdorp is renowned in its own right for a number of reasons, not least of which is its bona fide Klein Karoo character. The little town is home to a variety of quaint lodges, guest farms and B&Bs in the Karoo; where the pace is slower and the landscapes endless.

The Klein Karoo is a gorgeous part of the Cape Floral Kingdom that functions as something of a mini



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desert – sparse, dry and arid countryside interjected by surprisingly fertile valleys, through which mountain streams meander to provide a source of water for the surprising amount of fruit grown in the area.

Calitzdorp's beauty is also largely attributable to the fact that it is bounded on three sides by mountain ranges – the Swartberg, the Rooiberge and the mountains of the Huisrivier Pass – that shelter the town and add to its character.

But Calitzdorp is probably most well recognized for its production of some of the country's best port wines due largely to the hot, dry climate regarded as similar to the Douro valley in Portugal. Vines apparently struggle to ripen here, which, contrary to expectation, actually results in a grape with an aroma-intensity and depth that is key to port making.

Queen Street is one of the oldest streets in town and begs a stroll to properly absorb the number of Edwardian and Victorian, and Karoo style buildings heavily influenced by English architecture. There are walking trails in the Gamkaberg Nature Reserve, the Redstone Hills and at Retreat at Groenfontein, and birding in the hillsides and the areas fynbos is more than rewarding.

## MAiN FEATURES:

- \* 240m<sup>2</sup> of living space
- \* 2400m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 3 Bathrooms & 1 Guest Cloakroom
- \* Stunning Views
- \* Private Parking
- \* 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

Contact us today to buy or sell property in South Africa fast online

### **Algemeen**

Slaapkamers:	5
Badkamers:	3
Afgewerkte vierkante meter:	240 m <sup>2</sup>

### **Rental details**

Furnished:	Ja
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### **Lease terms**

Date Available:



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**Contact information**

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