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SOLE MANDATE

Web Ref POL-RS00541



R2,200,000

2 2

**Monthly Bond Repayment** R23,841.56

Calculated over 20 years at 11.75% with no deposit.

**Transfer Costs** R100,927.00 **Bond Costs** R40,689.50

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R6,000

## IMMACULATE SMALLHOLDING OFFERING A SERENE COUNTRYSIDE ESCAPE

This 11,48 HA smallholding is ideal for practical living and self-sufficiency and is located on the outskirts of a small town called TOLWE in the Limpopo province, that lies just off the R561 south of the border South Africa shares with Botswana.

The entire smallholding is properly fenced with electric game fencing and consists of the following:

### MAIN HOUSE:

The well-organized main house has a separate electric fence that ensures extra safety. The whole house is wheelchair friendly and the roof of the house was designed to allow extra ventilation for those hot summer days. Furthermore the main house consists of 2 X bedrooms, 2 X full bathrooms (both en-suite), 3 X aircons, 3 X gas geysers, gas stove, open plan Kitchen/dining/lounge/laundry area, an enclosed entertainment area with a built-in braai, swimming pool, a water...

## Features

| Interior     |    | Exterior            |    | Sizes     |      |
|--------------|----|---------------------|----|-----------|------|
| Bedrooms     | 2  | Carports / Parkings | 3  | Land Size | 11Ha |
| Bathrooms    | 2  | Security            | No |           |      |
| Kitchens     | 1  | Pool                | No |           |      |
| Recep. Rooms | 2  | Views               | No |           |      |
| Furnished    | No |                     |    |           |      |