

HERMANUS: Hermanus Heights

ZAR 8.5m



Web Ref: Prop 56987

A SPLENDID LIVING EXPERIENCE... WITH NATURE ON YOUR DOORSTEP

EXCLUSIVE MANDATE – NESTLED AT THE FOOT OF THE MOUNTAIN, BORDERING THE NATURE RESERVE..... Step into the double volume entrance foyer and experience a sense of spaciousness... sophistication, yet a relaxed atmosphere. Take the staircase to the inviting living area which is brimming with light from the well placed windows and large stack-away doors. The free flowing spaces of the open-plan kitchen, dining room, lounge and TV room provides the perfect setting for entertaining with the added bonus of mingling on the balconies soaking up the wonderful views. The dining area with stacking doors that open fully to extend to the outside, invite you into the garden with a sparkling salt-water pool from where you can watch the gorgeous ever changing hues of the mountains.

Two marvelous en-suite bedrooms with north facing garden terraces, a guest cloak room and a self-contained quest suite with a balcony completes the upstairs arrangement.

Downstairs there is another self-contained guest suite with a garden terrace.

Additional extras such as under-floor heating, fireplace, panel heaters, alarm system, American security shutters, automated garden sprinkler system, two solar geysers, two water tanks with pump, TV's in all the rooms included.

A double automated garage, secure parking inside the electronically gated property and staff accommodation complete the picture.

- The current owner has a municipal departure to operate the residence as a guest house. It is awarded 4 stars and several awards.
- There are approved plans for another two self-contained suites of 50 m² each

Erf Extent:	± 1 088 m ²	Rates & Taxes:	± R 2 300 per month
Building Extent:	± 480 m ²	Bedrooms:	5
Bathrooms:	5.5	Garages:	2



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