



REAL ESTATE. REAL EXPERTS



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9 Nicolaas Cleeff Street  
De Zalze Wine Estate  
Stellenbosch  
7600

3 Bedroom House For Sale in Langebaan Country Estate



Web Ref RL7970



**R4,850,000**

**Monthly Bond Repayment** R50,061.14  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R385,845.00 **Bond Costs** R61,035.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

3 2 2

**Monthly Levy** R1,315 **Monthly Rates** R1,500

### New Family home in Chaden Village, Langebaan Country Estate

Modern living in prestigious Chardon Village, Langebaan Country Estate, being the ideal family home.

Embrace a lifestyle of peace and security in this exquisite family home, perfect for retirement or a well-deserved escape with your loved ones. Nestled in the sought-after Langebaan Country Estate, this residence offers modern comfort, simplicity, and seamless flow throughout its thoughtfully designed layout.

A welcoming entrance invites you into the heart of the home, where open-plan living spaces effortlessly connect. The spacious living and dining areas flow seamlessly to the outdoor entertainment patio featuring a built-in braai, ideal for gatherings or into the beautifully designed kitchen.

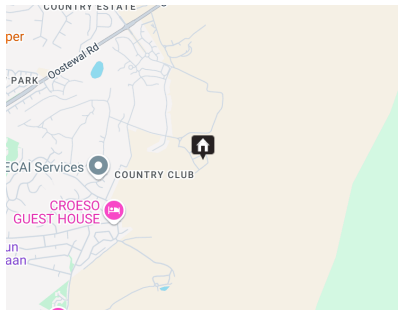
The open-plan kitchen is both stylish and functional, boasting a gas hob, ample cupboard space, and a layout that maximises...

### Features

Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	213m <sup>2</sup>
Bathrooms	2	Carports / Parkings	2	Land Size	708m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	Yes		

#### Extras

Scully Patio Open Plan Laundry Gas Hob Electric Garage Built In Braai Dishwasher Connection Granite Tops Extractor Fan



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