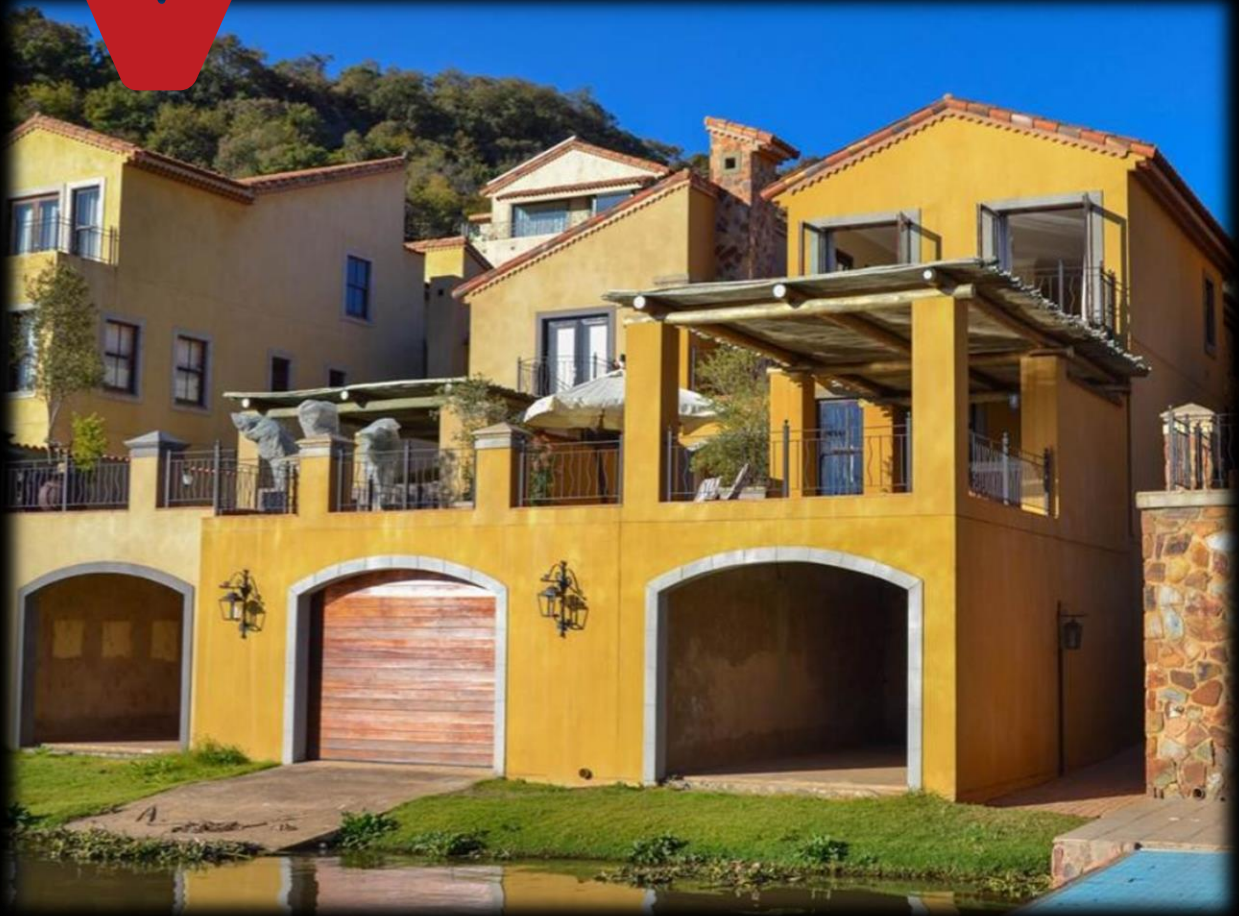




# VENDITOR

AUCTIONEERS



**LIQUIDATION AUCTION | ON-SITE**

**ESTATE d'AFRIQUE | NORTH WEST**

**AUCTION DATE:**

**TUESDAY, 13 FEBRUARY 2024 @ 11AM**

**AUCTION ADDRESS:**

**15 PORT PROVENCE**

**HARTBEEPOORT**

**INDEX**

Lightstone Report	4
Property Details	6
Property Photos	7
Terms & Conditions	9



**LIGHTSTONE REPORT**

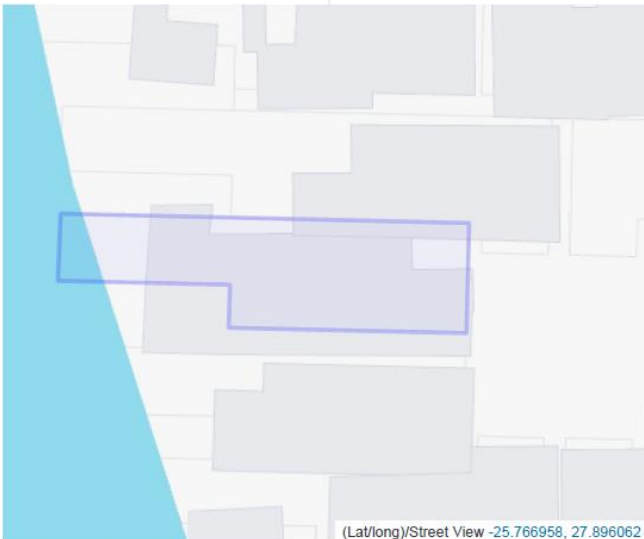
**Property Details** FREEHOLD

**Port D'afrique, North West**

Estate: Port Provence  
 Suburb: Estate d' Afrique

LEGAL  
 Erf 15  
 Town: "PORT D'AFRIQUE"  
 Mun: "MADIBENG LOCAL MUNICIPALITY"  
 Province: "NORTH-WEST"  
[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED) 327 m <sup>2</sup>	LAND SIZE (CADASTRAL) 329 m <sup>2</sup>	LAST SALES PRICE R2 200 000	LAST SALES DATE 2009/01/30
----------------------------------------------	---------------------------------------------	--------------------------------	-------------------------------



(Lat/long)/Street View -25.766958, 27.896062

**Amenities**



- FILLING STATION**
- 2.59 km  
Sasol Ifafi
  - 2.98 km  
Caltex Caltex XANADU
  - 3.43 km  
Sasol Broederstroom



**POLICE STATION**  
 No police stations in the proximity



**BUS STATION**  
 No bus stations in the proximity



- SHOPPING CENTRE**
- 2.6 km  
Sediba Plaza
  - 2.65 km  
GM Trust Gebou
  - 2.84 km  
Xanadu Crossing



**HOSPITAL/CLINIC**  
 No hospitals in the proximity



- EDUCATION**
- 2.07 km  
Ifafi Kleuterskool
  - 0.81 km  
Meerhof Primary School - School for Special Needs
  - 1.72 km  
Re-e-lwele Primary School



**PROPERTY DETAILS**

## PROPERTY DESCRIPTION

This magnificent residence transports you to the enchanting French countryside with its exquisite architectural details and timeless beauty. Situated in a stunning location overlooking the Hartbeespoort dam and Magalies Mountains, this property offers breathtaking views. It is perfect for a weekend retreat or a family home, with three levels of opulent amenities. The first level features a private double boathouse and a secluded entertainment room. On the second level, the living areas seamlessly blend together, including a spacious lounge, elegant dining room, and a stunning kitchen. The kitchen opens onto a private courtyard, and the covered patio offers relaxation and luxury with a built-in braai and jacuzzi. Finally, the third-floor features three bedrooms with their own balconies, providing a private sanctuary.

Estate d'Afrique is a highly sought-after development located on the southern side, nestled on the banks of the Crocodile River as it flows into the Hartbeespoort Dam. Surrounded by the majestic Magaliesberg hills, this estate offers a family-friendly lifestyle with an abundance of fauna and flora. Conveniently located only 40 minutes away from both Johannesburg and Pretoria, and a mere 10 minutes from Lanseria International Airport, this location provides easy access to urban amenities while still offering a tranquil retreat.

In conclusion, this remarkable property combines the allure of a French country villa with the convenience of modern living. With its breathtaking views, luxurious finishes, and prime location, it presents an unparalleled opportunity for those seeking a sophisticated and private lifestyle.

### Property Features:

- 3 Bedrooms
- 2.5 Bathrooms
- 3 Lounges
- Kitchen (Scullery + Pantry)
- Entertainment Area
- 2 Garages
- Boathouse
  
- Stand Size: 327sqm

**Viewing is only available by appointment, should you wish to view – feel free to contact our offices.**



# TERMS & CONDITIONS



- R 20 000.00 Refundable registration fee + FICA documents required.
- 10% Deposit and payable on the fall of the hammer.
- The Offer is subject to a Confirmation period.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots – as is.
- Occupation is on Registration.
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.

**KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:**

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15391

Proof of payment: monique@venditor.co.za





# VENDITOR

AUCTIONEERS



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Queenswood, Pretoria



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