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PROPERTY WITH BUSINESS POTENTIAL (9950000 R)

Location **Gauteng, Johannesburg**
https://www.freeadsz.co.za/x-16499-z

Prime property with lots of business potential available.

This estate is located Ã‚ ± 11km west of Krugersdorp and Ã‚ ± 9km north of
Randfontein on farm land, with special consent to operate a Guesthouse and associated activities.

Area of property: 25, 5869 ha. The ever flowing Rietspruit is passing through the Ã‚ ± 4 ha. Unique wetland with ample bird life, situated on the western border.

Main Complex:
Face brick double story building, under tiled roof, with aluminum sliding window frames. Under roof floor area 1 221 mÃ‚ ² with paved center court yard housing a 80 000 cub. m swimming pool with a
large leisure patio, build in gas braai with ladies and gents change rooms. Total floor area of complex 1676 mÃ‚ ². (see attachment for breakdown of floor areas.)

Entertainment areas:
Entrance hall with indoor garden, decorated ceilings.
Very spacious carpeted lounge with sliding doors overlooking the pool, fully carpeted.

Dining room:
seating up to 30 people, huge build in fireplace and sliding doors leading onto a tiled patio.

English Pub:
Fully equipped English atmosphere pub. Meranti ceiling. Big screen. Full size snooker table. Guest toilet. Sliding doors open to braai area next to pool.

Conference facilities:
Air-conditioned conference room [illegible] mÃ‚ ² with separate reception
Boardroom [illegible] hall seating [illegible] 40. Overflow [illegible] alternative [illegible] a gym, [illegible] games [illegible]

Main hall:
Seating 100 people (132mÃ‚ ²), tiled with sliding doors opening to garden.
Picture windows overlooking pool in center court.

Bedrooms:
Seven very spacious en-suite bedrooms:

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Four rooms upstairs sharing sunny lounge with balcony.
Three rooms downstairs leading out onto the pool area.
All the rooms has BIC, ceiling fans, panel heaters and high end carpeting.

Kitchen:
Very large modern kitchen with build in deep fryer, griller and center island with fitted hotplates.
Eye level oven, Extraction fans, etc.
Walk-in Pantry.
Large wash- up scullery.
Covered outside laundry.
Small wine cellar.

Furniture:
Unique designed wrought iron combined with solid teak wood in pristine condition. Block-out curtains with matching pelmets.

Garden:
Professionally laid out gardens with huge trees and a very tranquil atmosphere.
Fully irrigated from the Rietspruit passing through.
Separate buildings in garden:
69.7mÃ‚Â² Gazebo
Gazebo/Chapel/Summerhouse surrounded with a large pond and a lazy river.
Bird Avery.
Rustic entertainment / horse tables:
Horse shoe shaped used for parties. (250 mÃ‚Â².) Could be reverted back to the original horse stable.
Toilets (ladies & gents)
Cold kitchen.
Store room.
Fitted Bar.

Cottage:
Thatched double story garden cottage: (200 mÃ‚Â²)
Double story with two bedrooms upstairs.
Downstairs dining room/lounge
Kitchen.
Full bathroom.
Double garage.

Separate additional accommodation / Office space:
Plastered under flat corrugated roof. (340 mÃ‚Â²)
10 Rooms / Offices with build-in cupboards.

Ablution blocks. (Ladies & Gents)
Communal open kitchen with build in braai.
Separately fenced with access control.
Guard bedroom.

Original farmhouse:
Plastered under corrugated roof. (212 mÃ, ²)
Lounge, wooden floors with pressed ceilings.
Family / Dining room, wooden floors with original pressed ceilings.
Three bedrooms with build in cupboards. Wooden floors with pressed ceilings.
Fully tiled Bathroom with bath, shower, basin & toilet.
Separate guest toilet.
Kitchen with gas hob.
Outside room with en-suite bathroom and kitchenette.
Double Carport. Covered braai area.
Separately fenced with remote controlled gate.

Workshop / Factory / Warehouse:
Enclosed steel structure with loading bay. Concrete floor. (600 mÃ, ²)
3 Phase 100 K.v.a. power connected.

Generator Room:
Free standing Face brick under tiles. (10 mÃ, ²)
3 Phase 32K.v.a. Standby diesel generator.

Miscellaneous:
Wi Ã¢â,¬â€œ Fi internet in main building.
Shade net carports, 6 + 4 bays.
Borehole. Min. 4 000 liters per hour.
Water Storage 3 x 10 000 lit. tanks with pressure pumps.
Eskom power: 3 Phase 32 k.v.a. plus 100 k.v.a. transformer supply.
Garden irrigation from the spruit.
Several fenced camps to keep some animals.
The property is fenced with bonnox fencing and has access control with a motorized gate at the street.