



SOUTH AFRICA WESTERN CAPE MIDDENDORP

**R 5,700,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

SOUTH AFRICA WESTERN CAPE  
MIDDEDORP

Modern Boutique Guest House | Turnkey Investment Opportunity Looking for a high-performing investment? This unique 4-unit self-catering guest house is a successful running business since 2019, ready for its next owner. This is a popular, well frequented Guest House, just a mere 8 minutes walk to the beach. Financials are available to serious buyers who are pre qualified or can deliver proof of funds for cash buyers. The Manager comes highly recommended to stay with the running of the business, as her passion, patience, hospitality and knowledge is a true asset to the business. The Vibe: High lofted / trussed ceilings, inviting endless light into the spacious open-concept living.

**24 Hour Access**

**R 5,700,000**



Unique, creative, modern interiors, (the attention to detail is admirable and truly creative). All units boast extra-large showers. 2 Units have outdoor seating and braai areas, whilst the family unit is upstairs with a clay fire-pot for braaiing or sitting around a cosy fire, on a large wooden deck, overlooking a small dam and open field area. The Layout: 4 Separate spacious Self Catering Units - 3 modern (Super King & Queen options) plus a massive 2-bedroom family suite with a gourmet kitchen. Showers are 'stoned-floors' and extra large. Creative and unique finishes sets this guest house apart. The Perks: Solar power, solar heated geysers, secure off-street parking, fully fenced in property with CCTV surveillance. Catchment water tank utilized for reclaiming rainwater to reduce municipal water dependence. The extra large garage can be converted into 2 additional units, be utilized for storage or small events, celebrations, ie Morning Tea's, Stork Parties, anything not noisy to disturb guests. The Niche: Unit 3 includes specialized storage for kite surfing gear, targeting a high-value adventure tourism market. The Special add-on: Birdwatchers, bring your binoculars. The dam's reeds are a birds nesting paradise and you can expect to see a variety of species enjoying the habitat.



The WHY: Langebaan, it's world famous sunsets, 18 hole Gary Player Black Knight design golf course, Club House, Mashie Golf Course, variety of water sports, Kite Surfing School, variety of sports activities, including a gym and 2 Bowling clubs. yacht club, myriad of choices in restaurants, Shark Bay, West Coast National Park, winter wonderland in Autumn/winter with it's show of flowers, Cape Town 1h20 minutes drive, various quaint coastal towns in close driving distance, ie, Yzerfontein, Jacobsbaai, Paternoster, (which has a theatre where live artists perform on a regular basis), markets, 2 Game Reserves within a 3 minute drive, Khoisan Cultural Village etc. Disclaimer: All descriptions, whether digital or printed, represent the professional opinions of Seeff and its employees, based on information provided by the seller. Prospective buyers are advised to view the property personally to form their own conclusions. While we strive for accuracy, all measurements, dimensions, and floor plans must be independently verified before entering into any financial commitments. Seeff has not tested any services, appliances, or heating/cooling systems; therefore, we give no warranty or guarantee regarding their working order.



