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Aintree *Saddlebrook Estate*



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LWP

PROPERTIES

WEB REF: RL3740

ERF SIZE: 12,960m²

FLOOR SIZE: 850m²

RATES AND TAXES: R4,500

LEVIES: R7,500



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TUSCAN BEAUTY.

R12,999,000

Tuscan Beauty.

SOLE MANDATE

Inviting buyers to view and negotiate from R12 499 000

Double-storey family home in the heart of sought-after Saddlebrook Estate.

The perfect home to take advantage of the peaceful and tranquil country lifestyle.

Entering you drive up the tree-lined driveway with paddocks and an arena on either side for all horse lovers out there.

The elegant porte cochere entrance invites you through the large front door into the double-volume entrance hall with dual staircases and views through the dining room to the patio and garden beyond.

An entertainer's dream with the ground floor accommodating a large snooker room, built-in designer bar, jacuzzi room with guest cloakroom, private study, a formal dining room, an informal TV lounge with a woodburning fireplace adjoining the gourmet country kitchen complete with built-in appliances, eat-in breakfast area, scullery and central island.

A large covered patio with built-in gas braai and frameless glass stacker doors to suit all weather conditions, overlooking the sparkling pool and immaculately manicured garden. Perfect home to relax and entertain family and friends.

The main bedroom suite downstairs includes a private lounge/study with a gas fireplace and the main bedroom has a full en-suite bathroom and a spacious walk-in closet.

Upstairs you will find 2 bedrooms, both en-suite and both with plenty of closet space. The one bedroom has a large adjoining study.

The 3 bedroom cottage has its own private garden, with built-in fire-pit. The finishings are modern and elegant. The main bedroom upstairs is spacious and has a rooftop entertainment area which offers extraordinary