

57HA FARM FOR SALE IN HENNOPSRIVIER - FIT FOR LODGEGUESTHOUSE (155000)



Location **Gauteng, Centurion**
<https://www.freeadsz.co.za/x-72878-z>

NOTE: Lodge is not operational anymore, however new owner can re-open, Licences are in place.
 (Furniture is not included).

Business & Income opportunities to consider for this property are:

- 1 Niche market lodge or guesthouse.
- 2 Boutique Hotel
- 3 Medical Recuperation centre offering an African experience to foreigners who come to South Africa for surgical procedures at fantastic rates.
- 5 Retirement Village
- 6 Out-door Entertainment and Sports Centre.
- 7 Exclusive Gaming Ranch (slots, poker tournaments etc)

Features- Accommodation:

- Chalets x 7: +/- 80 sqm each.
- Ala Carte Restaurant (Fully Licensed Bar. Hotel Liquor license, Kitchen, Toilets etc.)
- Conference rooms with roof entertainment area (+/- 100 Guests) 600sqm For Weddings
- Conferences
- Functions (Birthday Parties, etc.)
- i, Dam with waterfall
- ii, Swimming pool

- i, All Chalets surrounded by well maintained lawn and gardens
- ii, 6000sqm House & 2300sqm fence +/- 1/2km electric fence
- iii, 1000sqm Garage: Double garage +/- 1100sqm
- iv, 2x Horse Quarters, 2x Bed Rooms, Full Kitchen, Full bathroom, Close off by a gate
- v, Separate double garage next to servant quarters
- vi, 8x Horse stables with enclosed covered patio
- vii, 7x Fenced kraals for cattle, horses or sheep +/- 2x horse riding rings
- viii, Large Dam with waterfall at the Chalets & Conference room
- ix, 6x Large Exotic bird cages
- x, Motorised gate at arm entrance
- xi, 4x Boreholes fully equipped with sufficient water to pump 24 hour continuous



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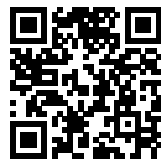
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- Water storage tanks 1x 10 000 liters & 1x 5 000 liters
 - Eskom Power 100 KVA (3 Phase) R4500.00pm
 - Fully fenced with 2m High Bonnox Game fence, Large established gardens with paving.
 - Main House fully fenced in with electrified steel fence and motorised entrance gate.
 - Large established garden with paving and Large Koi pond
 - Large patio with Braai area +/- 210 sqm
 - Large Pool on edge of patio
 - Entrance hall
 - 2x Formal lounges
 - Entertainment lounge with large fireplace and open plan kitchen all opens onto above patio with large stacking doors.
 - Bar area with indoor garden
 - Wine storage area
 - Guest toilet with shower
 - Large dining room
 - Large study/Office with store room
 - Large linen store room
 - Large kitchen open plan with TV room and fire place.
 - Walk in Pantry
 - Separate scullery
 - Separate washing room with store room
 - 4x Garages extra size with remote doors
 - Snooker room open onto open balcony
 - 7x Bedrooms with private bathrooms and open balconies
 - DSTV facility in each room of the house

Lanseria airport, Fourways, Midrand and Centurion are all a 20 minute drive from the farm. The area is steeped in history. World heritage sites are abundant and the Cradle of Mankind is on the doorstep.

The entrance to the farm is on the R511 road to Hartbeespoort - a popular destination for weekend retreats and holiday