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### Country Style bed and breakfast for sale

On arriving at this enchanting Bed & Breakfast you will receive a warm welcome to this home from home environment. The reception and booking area is all tiled and leads to the dining area seating +-20 people. The dining area flows to the a covered patio with extra seating and comfy lounge to sparkling pool. All surrounded by well maintained pretty gardens. The bed & breakfast has 6 bedrooms all with main en suite with shower and some rooms have bath and shower. Each room includes a fridge, DSTV, Netflix and Fibre. The family suit is double storey with king size bed and upstairs a further 2 beds. A fitted kitchen(gas stove), lounge, bathroom with shower and bath. There are fitted fans in the rooms. A generator. Staff accommodation. All set in such a pleasant atmosphere. This Bed & Breakfast is all in lovely condition. The bathrooms are all in a very good modern condition and fully tiled. All the rooms have tiled floors. The kitchen boast gas appliances and all in nice modern condition. The Bed & Breakfast is near Olivedale Hospital. Close to highways and shopping centres. All financials are available on request. Opportunity Knocks. Excellent occupancy.

#### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R45,685.30

#### Bond Costs

These calculations are only a guide. Please ask your conveyancer for exact calculations

R57,265.00

#### Transfer Costs

R343,009.00

#### Monthly Rates

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INTERIOR

Bedrooms	6
Bathrooms	6
Kitchens	1
Recep. Rooms	2
Furnished	Yes

EXTERIOR

Carports / Parkings	6
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

SIZES

Floor Size	-
Land Size	1,236m <sup>2</sup>



Sheila Maybury  
Property Practitioner

Registered with PPRA (FFC 20227141331)

074 103 0901  
sheila@finehome.co.za