

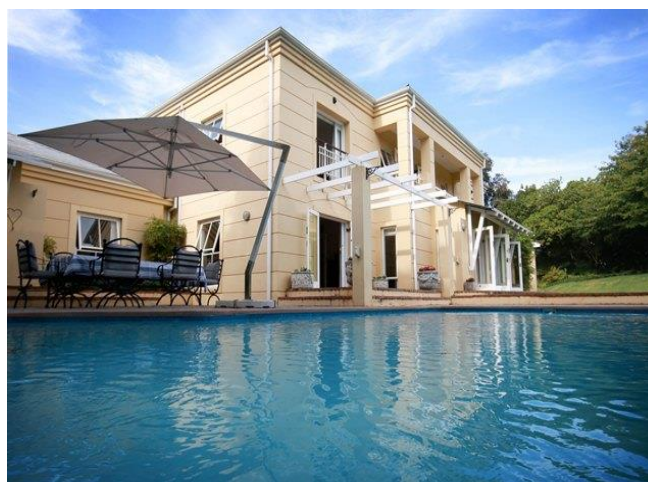
Fountain Manor – Constantia, Cape Town

Sleeps	12	Pool	Private pool
Bedrooms	6	Views	Mountain views
Bathrooms	6	Beach	± 18 km



Summary

Magnificent family home with private swimming pool and expansive landscaped grounds, on the doorstep of Groot Constantia wine estate. The house consists of 6 bedrooms which are all en-suite with 2 reception rooms.



Living

Open plan living with spacious reception room, formal lounge, separate TV room and dining area leading to the beautiful garden. There is seating for 14 people indoors in the open plan and charming and spacious kitchen area. There are three fireplaces in the lounge, kitchen and living room for cosy evenings in. This spacious and comfortable home is ideal for a family holiday.





Leisure

Large private swimming pool with sun loungers surrounded by manicured and landscaped gardens. Large concertina doors leading to an outdoor entertainment area with seating for 16 people with a barbeque and two ponds with child safety features make this home perfect for large families. Teen pad with pool table and sofas in loft. Private gym available for guests use. The Constantia wine farms are in close proximity and various beaches within 20km.





Bedrooms & Bathrooms

Bedroom 1	Upstairs, large master bedroom with king size bed, dressing room and en-suite bathroom, mountain views and Juliette balcony.
Bedroom 2	Downstairs King sized bedroom with en-suite bathroom.
Bedroom 3	Downstairs Queen beds with en-suite leading onto the garden.
Bedroom 4	Downstairs Twin beds with en-suite leading onto the patio.
Bedroom 5	Upstairs Double sized bedroom with en-suite.
Bedroom 6	Upstairs Double sized bedroom with en-suite and Juliette balcony with view of garden and pool.
Bathroom 1	En-suite to master bedroom upstairs with double shower and bath.
Bathroom 2	En-suite downstairs to bedroom 2 with bath and shower.
Bathroom 3	En-suite downstairs to bedroom 3 with a shower.
Bathroom 4	En-suite downstairs to bedroom 4 with bath and hand shower.
Bathroom 5	En-suite upstairs to bedroom 5 with shower.
Other	Guest toilet.



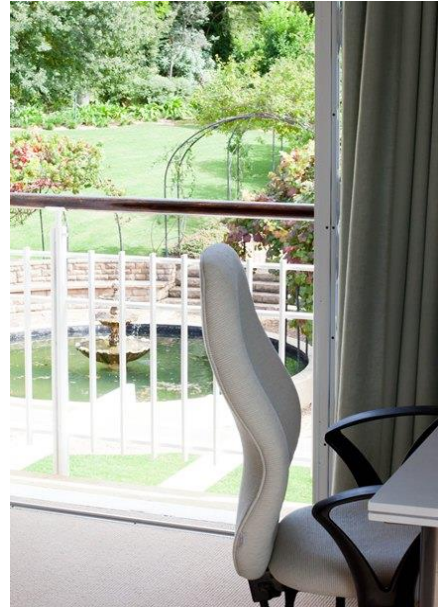


Features and Facilities

Kitchen/Catering: Gas hob-electric oven / Fridge-Freezer / Microwave Oven / Kettle / Toaster / Coffee maker / Dishwasher / Separate scullery	Laundry Facilities: Washing machine / Tumble drier / Ironing board and Iron / Clothes line
Indoor: Dining seating / Aircon / Pool table/ Fireplace / Bed Linen / Towels	Media: 2 x TV / DStv (satellite channels) / Dual viewing / Music system / Wi-Fi
Outdoor: Swimming pool / Sun loungers / Outdoor seating / Outdoor dining / Beach Towels / BBQ Facilities / Wood-fire / Gas braai	Children: Swimming pool safety net on request by prior arrangement / Pond with child safety net

Additional Info

Breakage deposit	Applicable – per booking confirmation.
Parking	Ample off-street parking on secure property.
Security	CCTV cameras, fully fenced grounds, security beam in the garden. All windows and doors have security features. Alarm linked to security company.
Meals	No meals included. Self-catering only.



Servicing

Weekdays	Cleaning service 3 times per week inclusive in the rate
Public holidays & weekends	Available on request at additional cost
Extra cleaning	Available on request at additional cost
Laundry	Personal laundry is not included
Pool and garden	Serviced once per week

Reservations

Rates and availability are subject to final confirmation.

A standard rental agreement applies.

A 50% deposit is required to confirm a booking.

A booking fee applies.



GPS Co-ordinates

34° 1'30.37"S
18°25'26.26"E

