

China Blue – Avignon Estate, Hout Bay, Cape Town

Sleeps	8	Pool	Private Pool
Bedrooms	4	Views	Mountain and valley
Bathrooms	4	Beach	± 5km



Summary

A beautiful spacious family home tastefully decorated and fully equipped for a relaxing holiday. This elegant home offers open plan living areas flowing to the shaded private pool area. Within close proximity to the beach, shops and restaurants, golf courses and Constantia's prestigious wine farms. All you need in a holiday home!



CVC CAPE VILLA COLLECTION

Living

Spacious open plan living area with dining room, lounge and modern fully-equipped kitchen. The lounge area has a wood burning fireplace. There are large sliding doors opening onto the shaded veranda and pool area. There is also a separate TV room with a flat screen television with doors leading onto the covered patio.

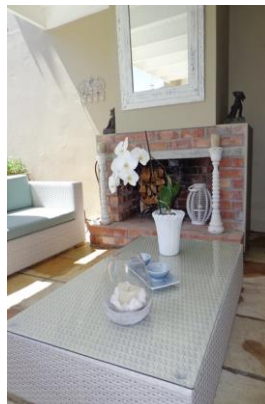


CVC CAPE VILLA COLLECTION



Leisure

Easy flow from the living area to the outdoor pool area with comfortable seating complete with a fireplace and barbeque facilities. The swimming pool is solar heated. The outdoor dining table seats 6 and there are two sun loungers for soaking up the warm rays and enjoying the tranquility of nature.



CVC CAPE VILLA COLLECTION



Bedrooms & Bathrooms

Bedroom 1	Upstairs - Master bedroom with king size bed. En-suite bathroom. Flat screen TV. BIC.
Bedroom 2	Downstairs - Double bed. En-suite bathroom. Separate entrance. BIC. Flat screen TV.
Bedroom 3	Upstairs - Double bed. Desk. BIC.
Bedroom 4	Upstairs - Double bed. BIC. Mountain views.
Bathroom 1	En-suite to master bedroom. Bath, shower, double basin and toilet. Heated towel rails.
Bathroom 2	En-suite to bedroom 2. Shower, basin and toilet.
Bathroom 3	Family bathroom with bath, shower, basin and toilet.
Other	Separate guest toilet.



Features and Facilities

Kitchen/Catering:	<ul style="list-style-type: none"> • Gas hob-electric oven • Fridge-Freezer • Microwave Oven • Kettle • Toaster • Coffee maker • Dishwasher • Separate scullery
Laundry Facilities:	<ul style="list-style-type: none"> • Washing machine • Tumble drier • Ironing board and Iron • Clothes line
Indoor:	<ul style="list-style-type: none"> • Dining seating for 8 guests • Breakfast counter seating 4 • Fans • Fireplace • Bed Linen • Towels
Media:	<ul style="list-style-type: none"> • TV with DStv (satellite channels) • Music system • Wi-Fi internet (capped / uncapped) • 3G internet • No internet access
Outdoor:	<ul style="list-style-type: none"> • Swimming pool (solar heated) • Sun loungers • Outdoor seating • Outdoor dining • Beach Towels • BBQ Facilities (Wood-fire / Gas braai)
Children:	<ul style="list-style-type: none"> • Jungle Gym
Safety remarks:	<ul style="list-style-type: none"> • Swimming pool with no pool safety feature
Parking:	<ul style="list-style-type: none"> • Off-street parking behind automated gate
Security:	<ul style="list-style-type: none"> • Fully enclosed property within 24/7 manned security gate • Alarm • Internal and external Beams
Other	<ul style="list-style-type: none"> • There is a flatlet on the property which is completely separate. It has tenants who are quiet elderly people and would in no way impact on the privacy of guests. • The solar heating will increase the likelihood of warmer temperature in summer months via solar panels however it does not guarantee a warm pool in the winter months or cool periods.

CVC CAPE VILLA COLLECTION



Servicing

House Keeping:	<ul style="list-style-type: none"> • 3 times per week • excludes weekends and public holidays • additional servicing at additional cost (by prior arrangement) • excludes personal laundry • linen change once per week
Pool Service:	<ul style="list-style-type: none"> • 1 times per week
Garden Service:	<ul style="list-style-type: none"> • 1 times per week

Reservations

Rates & Availability:	<ul style="list-style-type: none"> • are subject to final confirmation
Lease:	<ul style="list-style-type: none"> • a standard rental agreement applies
Booking Deposit:	<ul style="list-style-type: none"> • a 50% deposit is required to confirm a booking
Booking Fee:	<ul style="list-style-type: none"> • applies – on booking confirmation invoice
Breakage Deposit:	<ul style="list-style-type: none"> • applies – due prior to arrival

GPS Co-ordinates

34° 0'56.76"S

18°21'53.85"E

