BIDDERS INFO PACK

# PARK VILLAGE AUCTIONS

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# Timed Online Auction

## LOVETT MISHPACHA HOLDINGS (PTY) LTD (IN LIQUIDATION) GC141/2026

**277 Sur Lie Street, Val de Vie Estate, Paarl, Western Cape**

**(Erf Number 277 – measuring 1 007 m2)**

On instruction from and on behalf of the Joint Liquidators of the above-mentioned business we will bring to auction this magnificent family home in the secure sought after estate Val de Vie.

The property will be offered for sale via a **Timed Online Auction, starting on Monday 16 November 2026 at 10h00 and closing on Thursday 19 November 2026 at 10h00.**

All interested bidders are required to register on our website www.parkvillage.co.za in order to bid. Please note there is a refundable registration fee of R100 000.00 required to participate in the auction bidding.


www.parkvillageauctions.co.za

277 Sur Lie Street, Val de Vie Estate, Paarl

Debbie Scholes
011 789 4375 // 066 586 2233
auctions@parkvillage.co.za

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# Auction Summary

**Please Note:**

- **A Deposit of 10% of the Purchase Price, plus Agent's Commission of 6% plus VAT thereon, is payable on Submission of the Offer into the Auctioneers' FNB Trust Account**
- **The Deposit and Commission payment is fully refundable in the event that the offer is NOT accepted by the Joint Liquidators.**
- **The sale of the property excludes any moveable assets such as vehicles, furniture and equipment and other non-permanent installations.**
- **The Joint Liquidators reserve the right to accept or decline any or all offers submitted**


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# Conditions of Sale

**Bidders Deposit:** 10% of the Purchase Price payable on Submission of the Offer

**Commission:** Buyer's Commission of 6% plus VAT payable on Submission of the Offer

**Occupation:** Date of Registration of Transfer

**Risk, Control & Insurance:** The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser on the date of registration of transfer into the Purchaser's name and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges.

**VAT:** VAT is payable on the purchase price, and additional transfer costs to be paid.

**Rules of Auctions:** The Rules of Auction are available on our website at www.parkvillage.co.za


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# PROPERTY INFORMATION

This substantial, freestanding double-storey residence, designed in an elegant French Provincial style, is situated on a spacious 1 007 m² erf in a quiet cul-de-sac within the established and sought-after Val de Vie Estate.

The property enjoys an enviable position overlooking a picturesque lake and adjoining greenbelt, with beautiful mountain views from the upper level.

Constructed of brick and plaster, the residence features a sophisticated grey exterior complemented by white decorative mouldings, a pitched concrete-tiled roof, white aluminium and timber-framed windows and French doors, wrought-iron Juliet balconies and wood-look porcelain flooring throughout.

The residence offers spacious and versatile accommodation, comprising four bedrooms in the main dwelling, three of which are en-suite, together with a separate ground-floor flatlet with its own private entrance.

**Ground Floor Accommodation**
An automated ornate steel entrance gate provides access to a paved driveway leading to the double garage and impressive double front doors, opening into a magnificent double-volume entrance hall featuring a sweeping curved staircase with wrought-iron balustrading, chandelier and a striking double-volume curved bay window.
The ground floor accommodation further comprises:

**Kitchen:** Beautifully appointed kitchen featuring cream Shaker-style cabinetry, stone countertops, a large central island with seating, gas range cooker with extractor canopy and black herringbone-tiled splashback, built-in eye-level oven and appliances, double sink, dishwasher and provision for a double-door refrigerator.

**Family Room:** Adjoining the kitchen, fitted with plantation shutters and air-conditioning, with doors opening onto the side courtyard.
**Open-Plan Lounge and Dining Room:** Spacious living and dining areas featuring large windows, sliding doors opening onto the covered patio, a built-in television and storage unit, feature wallpaper and air-conditioning.

**Separate TV Lounge:** Comfortable additional living area featuring a fireplace with decorative mantel.

**Braai and Entertainment Room:** Well-appointed entertainment area featuring a closed-combustion fireplace, glass-fronted wine display, built-in wine racking and air-conditioning.

**Wine Cellar:** Dedicated wine cellar fitted with timber diamond-bin wine racking, secured behind an ornate wrought-iron gate.

**Library and Study:** Passage featuring full-height built-in library shelving, leading to a separate study fitted with built-in cabinetry and air-conditioning.

**Guest Accommodation:** Ground-floor bedroom and separate guest toilet.

**Laundry and Storeroom:** Separate laundry with provision for a washing machine and tumble dryer, sink and fitted cupboards, together with a spacious storeroom with built-in cupboards, currently utilised as a playroom and storage area.

**Solar and Backup Power:** Dedicated plant room housing three Victron 5 kVA inverters and solar charge controllers. The battery installation could not be inspected.

**Central Vacuum System:** Beam central vacuum cleaning system with conveniently positioned wall inlets throughout the residence.

**First Floor Accommodation**
An elegant gallery-style landing overlooks the impressive double-volume entrance hall and provides access to the upper-level accommodation, comprising:

**Upstairs Lounge:** Additional lounge or television room featuring French doors opening onto a Juliet balcony, offering beautiful mountain views.

**Main Bedroom Suite:** Luxuriously appointed main bedroom featuring a fireplace, chandelier, plantation shutters, air-conditioning and French doors opening onto balconies. A spacious dressing area provides extensive built-in cupboards and drawers. The en-suite bathroom features a freestanding bath, double vanity with timber cabinetry, frameless glass shower and separate toilet.

**Second Bedroom:** Spacious bedroom featuring a chandelier, plantation shutters, air-conditioning and Juliet balcony. The en-suite bathroom is fitted with a traditional claw-foot bath, shower, vanity and high-level cistern toilet.

**Third Bedroom:** Bedroom featuring plantation shutters, air-conditioning, ceiling fan and built-in cupboards, with an adjoining bathroom fitted with a shower and basin.

**Additional Features:** Linen cupboard and an open balcony enclosed by decorative wrought-iron balustrading.

**Separate Flatlet**
A self-contained ground-floor flatlet, accessed independently from the side courtyard, comprises a kitchenette with fitted cupboards, sink and provision for a microwave, a bedroom with built-in cupboards and air-conditioning, and a bathroom fitted with a shower, toilet and basin.
This accommodation is ideal for extended family, guests or staff.

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**Garaging and Parking:** Double garage fitted with arched automated garage doors, paved driveway and separate pedestrian entrance gate.

**Covered Entertainment Patio:** Expansive covered patio extending along the rear of the residence, featuring an attractive arched colonnade, stone-clad pillars, retractable awning and pergola, overlooking the landscaped garden.

**Garden:** Established garden incorporating lawned areas, sections of artificial lawn, irrigation system and mature hedging.

**Swimming Pool and Courtyard:** Private side courtyard featuring a small oval plunge pool, pergola and shade sail, together with an enclosed pool pump and sand-filter installation.

**Drying Yard:** Separate enclosed drying courtyard.

**Solar Installation:** Approximately 16 all-black roof-mounted solar panels, appearing to be connected to three Victron 5 kVA inverters.

**Boundary Improvements:** Plastered boundary walls complemented by established hedges, providing privacy and an attractive garden setting.

**Overall**
This impressive French Provincial-style residence combines timeless architectural elegance with generous family accommodation, multiple entertainment areas and modern conveniences.
Its desirable position within Val de Vie Estate, overlooking a lake and greenbelt, together with mountain views, a separate flatlet, landscaped gardens, swimming pool and solar installation, makes it a distinctive and substantial residential property.

Monthly Rates: R6 312.98

Monthly Levy: R5 366.00

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# GALLERY

www.parkvillageauctions.co.za

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# SUMMARY OF AUCTION TERMS & CONDITIONS

1. **6% Buyers commission plus VAT** is payable on the Immovable property on the fall of the hammer.
2. **10% Deposit** is payable on the Immovable property on the fall of the hammer.
3. **21 Business days confirmation period** applicable on immovable property.
4. The highest bidder will be held liable for his bid the entire **CONFIRMATION PERIOD.**
5. Balance of the purchase price is payable **30 CALENDAR DAYS** after acceptance.
6. Date of occupation, is the **date of registration of transfer** of the property into the purchaser's name.
7. The Seller cannot give any warranty or guarantee that the Purchaser will obtain vacant occupation of the property on that date, and the Purchaser shall have no claim of whatsoever nature against the Seller should vacant occupation not be obtained on the said date or at all.
8. The **SELLER shall not be liable to provide any certificates of Compliance** in regard to any of the electrical, gas and plumbing installation if applicable.
9. The transferring attorneys will be appointed by the Seller.
10. The **SELLER shall be liable for the outstanding rates & taxes** as well as any other municipal/water/Eskom fees.
11. After auction the highest bidder shall sign all relevant offer to purchase agreements.
12. Payment will only be regarded as affected once the Auctioneers have received actual payment in our account.
13. The risk in any goods sold, including the risk of deterioration, destruction and damage to or of the goods, shall pass to the purchaser immediately upon registration.
14. Please insure upon registration that you register in the correct entity. Revisions to the Conditions of sale is not permitted.
15. Every purchaser shall be deemed to act as principal unless duly registered as a representative bidder in terms of Regulation 26 (3) of the CPA. In the event of a purchaser acting as a representative fails to legally bind its alleged principal or fail to prove such authority, he or she will be personally liable for all the obligations herein as principal debtor.
16. **Subject to confirmation by the Seller.**
17. The Auctioneer and Seller reserve the right to withdraw the property from auction.
18. You will be held liable for your bid and forfeit your deposit if payment is not received.
19. The property is owned by a vat registered company and the price achieved at auction excludes VAT, therefore VAT will be added to the purchase price.

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# CONTACT INFORMATION

## "SOUND ADVICE, TURNKEY AUCTIONS AND RELATED ASSET MANAGEMENT SERVICES PERFECTED BY EXPERIENCE GAINED OVER 43 YEARS"

Park Village Auctions have a dynamic team leveraging over 40 years' experience. **We are a fully empowered (Level 2 BBBEE) Auction house.** Our services cover all aspects of the auction from liquidations, valuations and storage, with expertise in disposal of immovable property and movable assets and we are looking forward to assisting you with our experienced team in the immovable property auctioning space.

We are registered members of the South African Institute of Auctioneers (S.A.I.A) and members of the Estate Agency Affairs Board with valid Fidelity Fund certificates

and proudly moving forward as
**"THE AUCTIONEERING COMPANY TRUSTED BY BANKS AND RESPECTED BY BUYERS"**


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