

## Midsummer House – Constantia, Cape Town

Sleeps	10	Pool	Private pool
Bedrooms	4	Views	Mountain
Bathrooms	3	Beach	+/- 17km



### Summary

Discover the perfect retreat in this luxurious 4-bedroom family home, combining comfort and style. Enjoy the lawned garden, a large swimming pool and the easy flow from indoors to outdoors. An entertainment room with a pool table, a cozy lounge, and a sunroom that opens to a garden and pool. Nestled in the heart of Constantia, the charming and family-friendly suburb known for its lush landscapes and vineyards.



### Living

The beautifully large open plan lounge and dining area, featuring a fireplace and dining table for 10 guests, flow seamlessly into the fully equipped kitchen and adjoining casual lounge with a second fireplace and pool table.

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## Leisure

An entertainment room with a pool table and cozy lounge flows through to a sunroom that opens to a garden and pool. Relax on the patio and enjoy a braai while the kids have fun swimming in the sparkling pool amid lush gardens. Families will enjoy exploring the renowned Constantia wine estates, where parents can savour local wines while children delight in the area's family-friendly parks, botanical gardens, and open spaces.





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**Bedrooms & Bathrooms**

Bedroom 1	Master bedroom with King size bed, separate walk-in dressing area, Ceiling fan, Smart TV, Doors leading to pool, En-suite.
Bedroom 2	King size bed, built-in cupboards, En-suite.
Bedroom 3	2 x Double beds (can be reconfigured), built-in cupboards.
Bedroom 4	Single bed (can be reconfigured), built-in cupboards, Smart TV.
Bathroom 1	En-suite to master bedroom with bath, shower, basin and toilet.
Bathroom 2	En-suite to bedroom 2 with bath, shower, basin and toilet.
Bathroom 3	Family bathroom services bedrooms 3 & 4 with bath, shower, double basin, and toilet.
Other	Guest toilet and hand basin.





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## Features and Facilities

Kitchen/Catering:	<ul style="list-style-type: none"> <li>• Electric hob-electric oven</li> <li>• Fridge-Freezer</li> <li>• Microwave Oven</li> <li>• Kettle</li> <li>• Toaster</li> <li>• Coffee maker</li> <li>• Air Fryer</li> <li>• Dishwasher</li> <li>• Separate scullery</li> </ul>
Laundry Facilities:	<ul style="list-style-type: none"> <li>• Washing machine</li> <li>• Ironing board and Iron</li> </ul>
Indoor:	<ul style="list-style-type: none"> <li>• Dining seating for 10 guests</li> <li>• Fans</li> <li>• Heaters</li> <li>• Fireplace</li> <li>• Pool table</li> <li>• Bed Linen and Towels</li> </ul>
Media:	<ul style="list-style-type: none"> <li>• Smart TV with Netflix / Apple / Disney</li> <li>• Wi-Fi</li> </ul>
Outdoor:	<ul style="list-style-type: none"> <li>• Private swimming pool</li> <li>• Swimming Pool safety cover</li> <li>• Retractable awning</li> <li>• Outdoor seating</li> <li>• Outdoor dining</li> <li>• Beach Towels</li> <li>• BBQ Facilities (Wood-fire)</li> </ul>
Children:	<ul style="list-style-type: none"> <li>• Books and Toys</li> </ul>
Parking:	<ul style="list-style-type: none"> <li>• Garage available for 2 cars</li> <li>• Off-street parking behind automated gate</li> </ul>
Security:	<ul style="list-style-type: none"> <li>• Located within a security estate</li> <li>• Fully enclosed property</li> <li>• Alarm</li> <li>• Electric Fence</li> <li>• Connected to security response team</li> </ul>
Loadshedding:	<ul style="list-style-type: none"> <li>• Solar power backup and Inverter</li> </ul>



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## Servicing

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

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

