

## Property summary (id=1001-V4-1311)

Farmhouse - 4 bedrooms

Silves

Price: €245,000

Useable area: 115m<sup>2</sup>

State: Resale

Land area: 12140m<sup>2</sup>

Building year:

This is a wonderful opportunity to buy a piece of the Silves countryside. The farmhouse is set in 12440 sqm of flat land, has two floors with a total of 115 sqm of built area. The accommodation comprises four bedrooms, two bathrooms, fitted kitchen and living room. There are magnificent views over the surrounding countryside. Although the house is in need of some modernisation, this is definitely reflected in the price and has great potential.

### History of changes

- on 2007-08-14: this property was inserted on our system.
- on 2007-08-14: the property description was updated.
- on 2007-10-31: the property description was updated.
- on 2008-03-26: the price was updated, the old price was €245000.
- on 2008-11-25: this property was sold.

### More information

If you wish to get more information or book a visit to this property you can contact us via email to [commercial@algarve-property-online.co.uk](mailto:commercial@algarve-property-online.co.uk) with the reference 1001-V4-1311 or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g1001.html) page (<http://www.algarve-property-online.co.uk/property-g1001.html>).

For more information or to look for other properties in the Algarve area you can go to our main page at [Algarve Property Online](http://www.algarve-property-online.co.uk) (<http://www.algarve-property-online.co.uk>) site.

## Available property fotos:



Exterior



Terrace



Living room



Games area



Bedroom 3



Kitchen

## Costs with taxes

The costs that we are presenting here are just a simulation to give you an idea of the major taxes that you will have to pay while acquiring a property in Portugal, if a more accurate value is required please contact us. This simulation does not include additional mortgage costs or additional solicitor/lawyer costs. The tax on property transmission (IMT) depends on the property use, it has different figures when the property use is "Permanent Home", "Holiday Home", or a "Building Plot".

### **Assuming holiday home**

**IMT = €9.420,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€1.960,00**

**Property registry =€400,00**

**Total = €12.061,51**

### **Assuming permanent home**

**IMT = €8.545,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€1.960,00**

**Property registry =€400,00**

**Total = €11.186,51**