

## Property summary (id=1167-V3-408)

Villa - 3 bedrooms

✔ Private swimming pool

Ferragudo

✔ On or near beach

Price: €370,000

Useable area: 400m<sup>2</sup>

State: Resale

Land area: 3500m<sup>2</sup>

Building year: 1990

This is a special property located in Estombar which is about ten minutes drive from Lagoa and Ferragudo and all the marvellous beaches there. It is a spacious property with good sized rooms and a total of 400 sqm of built area set in a plot of 3500 sqm. Outside, the property has a swimming pool with salt water system, automatic irrigation for the gardens and the orchards, which also contain fruit trees, exotic trees and rose bushes. There is a borehole and a water storage tank. The property is accessed via electric gates. The accommodation comprises three bedrooms, large fitted kitchen, living area with fireplace and garage. The property has two floors with a large roof terrace offering magnificent views over the surrounding area.

### History of changes

- on 2007-12-14: this property was inserted on our system.
- on 2008-06-19: the price was updated, the old price was €370000.

### 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 1167-V3-408 or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g1167.html) page (<http://www.algarve-property-online.co.uk/property-g1167.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



Pool



Gardens



Living room



Kitchen



Driveway

## 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 = €19.150,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€2.960,00**

**Property registry =€400,00**

**Total = €22.791,51**

### **Assuming permanent home**

**IMT = €18.275,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€2.960,00**

**Property registry =€400,00**

**Total = €21.916,51**