

## Property summary (id=1239-V3-0760AL)

Villa - 3 bedrooms

✔ Private swimming pool

Alvor

✔ Pre installed/Installed AC

Price: €575,000

Useable area: 235m<sup>2</sup>

State: Resale

Land area: 780m<sup>2</sup>

Building year:

This amazing villa which is only 2 years old is a good sized property of 235 sqm on a plot of 780 sqm. The villa is situated in the quiet urbanisation of Monte Canelas which is just 15 minutes drive from Alvor village and close to Lagos and Portimão.

The villa comprises:-

- *3 Bedrooms (2 en-suite)*
- *3 Bathrooms*
- *Fully Fitted and Equipped Kitchen*
- *Utility Room*
- *Fireplace in Lounge*
- *Air Conditioning*
- *Swimming Pool*
- *Landscaped Gardens*

In a lovely location this villa will prove to be a good investment.

This property is located in the quiet urbanisation of Monte Canelas which is within easy driving distance of Portimão, Lagos and Alvor.

### 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 1239-V3-0760AL or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g1239.html) page (<http://www.algarve-property-online.co.uk/property-g1239.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:



Entrance



Pool



Living room



Dining room



Kitchen



Kitchen



Bedroom 1



Bedroom 1

## 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.

### **Both for holiday or permanent home**

**IMT = €34.500,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€4.600,00**

**Property registry =€400,00**

**Total = €39.781,51**