

Property summary (id=1275-V2B-430)

Townhouse - 3 bedrooms

Albufeira

Price: €250,000

State: Resale

Building year:

Useable area: 185m²

Land area: N/A

✔ Shared swimming pool

✔ On or near beach

✔ Pre installed/Installed AC

This is a lovely semi detached townhouse with a south facing private yard and balcony close to the beach.

The home has a cosy living room with a closed log-burning fire place which has a warmth divider to the bedrooms. Equipped kitchen.

2 Bedrooms on the first floor, from which 1 has an en suite bathroom and a south facing balcony.

From this balcony there is a stair leading to a roof terrace with the most wonderful views, as this house is located only 300 meters from the beach!

This home has an individual garage in the basement.

The rest of this basement was adapted to a completely independent 1 bedroom apartment (living room and bedroom with windows)

Inserted in a very pleasant small condominium in a quiet area, with a communal swimming pool, this home is perfect for residing or for holidays, or as an investment, due to its rental potential.

This area, between Galé and Albufeira, is a quiet area with a beautiful beach. Close to the Salgados golf course.

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 with the reference 1275-V2B-430 or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g1275.html) page (<http://www.algarve-property-online.co.uk/property-g1275.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:



Semi detached townhouse



Semi detached townhouse



Pleasant complex with pool



Living room (27.6m2)



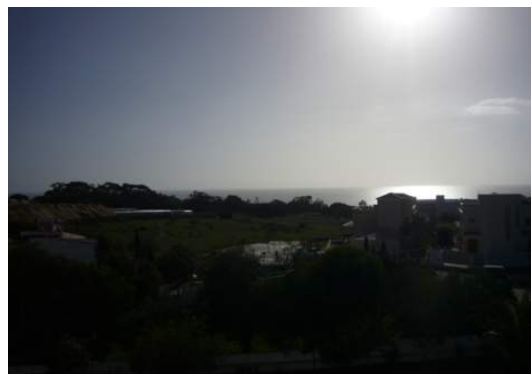
Living room (27.6m2)



Bedroom 1 (15.6m2)



Bedroom 1 (15.6m2)



View from roof terrace

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 = €9.770,00

Notary (at deeds) =€281,51

Stamp duty =€2.000,00

Property registry =€400,00

Total = €12.451,51

Assuming permanent home

IMT = €8.895,00

Notary (at deeds) =€281,51

Stamp duty =€2.000,00

Property registry =€400,00

Total = €11.576,51