

## Property summary (id=271-V4-810)

Villa - 4 bedrooms

Ferragudo

Price: €575,000

State: New

Building year: 2007

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

Land area: N/A

✓ Private swimming pool

✓ On or near beach

✓ Pre installed/Installed AC

This is a newly constructed villa finished using high quality materials. The villa is in Ferragudo village with very nice views over the Arade River, the Marina of Portimao and is important to note that it will also have good views over the forthcoming Ferragudo Marina.

It was built on a small urbanisation. All the rooms have generous sizes, it comprises four bedrooms (all of them with fitted wardrobes), there are four bathrooms fitted with a jacuzzi bath or double tray multi jet showers. There is a large fitted and equipped kitchen, a living area equipped with a fireplace, and an additional room that can be an office or an dining area.

The property has a private swimming pool and a garage underneath the house. The property extras include central heating, pre-installation for air conditioning and double glazing windows. It also is important to note that there is a large roof terrace.

## History of changes

- on 2007-03-27: this property was inserted on our system.
- on 2007-05-29: the property description was updated.
- on 2007-10-10: the property description was updated.
- on 2007-12-03: the property description was updated.
- on 2011-06-09: 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 271-V4-810 or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g271.html) page (<http://www.algarve-property-online.co.uk/property-g271.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:



View from lounge



Bedroom 2



Home office



Living room



Bathroom 1



Kitchen



Entrance



Bedroom 3

## 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**