

## Property summary (id=487-QT-0082AL)

Farmhouse - 2 bedrooms

✔ Private swimming pool

Alvor

Price: €320,000

Useable area: 130m<sup>2</sup>

State: Resale

Land area: 34430m<sup>2</sup>

Building year:

This truly beautifully located 2 Bedrooms Farm House, with a total of 130 sq.m. (not needing much renovation) is situated on a plot of 34.430 sq.m., with a swimming-pool and lovely green areas.

This property is located about 10 miles from Alvor, and very close to the future F1 Race Track and enjoys an excellent location and scenic views over the Monchique Mountains

This property is very well placed in Montes de Cima close to Mexilhoeira Grande and within easy driving distance of Monchique, Silves, 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 487-QT-0082AL or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g487.html) page (<http://www.algarve-property-online.co.uk/property-g487.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:



Pool



Pool



Pool



Living room



Tank

## 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 = €15.150,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€2.560,00**

**Property registry =€400,00**

**Total = €18.391,51**

### **Assuming permanent home**

**IMT = €14.275,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€2.560,00**

**Property registry =€400,00**

**Total = €17.516,51**