

## Property summary (id=687-V4-016)

Villa - 4 bedrooms

Olhao

Price: €260,000

Useable area: 190m<sup>2</sup>

State: Resale

Land area: 450m<sup>2</sup>

Building year: 1999

This four bedroom villa has mosaic tiled floors throughout. On the ground floor there is one room used as an office (11m<sup>2</sup>), a bathroom, the living room with a fireplace (30m<sup>2</sup>), built-in fish tank and a small bar, with a room for relaxation to the left of this room (9m<sup>2</sup>).

The kitchen (18.9m<sup>2</sup>), with wooden cupboards, includes gas hob, oven and extractor fan, and next to it is a storage and laundry room. This kitchen is open plan, leading to a dining room. On the first floor there are two bedrooms (16m<sup>2</sup>/12m<sup>2</sup>) with built-in wardrobes, and in the middle there's a bathroom with bath. There is an en-suite, through which you can access a closet . The property is surrounded by a variety of gardens, paved areas and a pond.

### History of changes

- on 2007-03-27: this property was inserted on our system.
- on 2007-05-03: the property description was updated.
- on 2007-05-14: the property description was updated.
- on 2008-04-22: the property description was updated.
- on 2008-04-22: the property description was updated.
- on 2008-04-29: the property fotos were updated.
- on 2009-02-27: the property description was updated.
- on 2009-11-27: the price was updated, the old price was €260000.

### 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 687-V4-016 or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g687.html) page (<http://www.algarve-property-online.co.uk/property-g687.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:



External view



External view



Garden



Kitchen



Dining room



Living room



Bathroom 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. 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 = €10.470,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€2.080,00**

**Property registry =€400,00**

**Total = €13.231,51**

### **Assuming permanent home**

**IMT = €9.595,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€2.080,00**

**Property registry =€400,00**

**Total = €12.356,51**