

## Property summary (id=702-V4-088)

Villa - 4 bedrooms

✓ Private swimming pool

Almancil

✓ Pre installed/Installed AC

Price: €975,000

Useable area: 220m<sup>2</sup>

State: Resale

Land area: 3600m<sup>2</sup>

Building year: 2002

Charming 4 bedroom villa with 3600sqm plot, located on the hill of St<sup>a</sup>. Bárbara de Nexe with beautiful sea views, finished to the highest standards and just a few minutes from town centre and all amenities. The accommodation is on two levels and comprises of 3 bathrooms, fully fitted kitchen, central heating, fireplace, garage, swimming pool and barbecue. If you are looking for a spacious house in the Golden Triangle then this Algarve property is perfect.

### History of changes

- on 2007-03-29: this property was inserted on our system.
- on 2007-05-08: the property description was updated.

### 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 702-V4-088 or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g702.html) page (<http://www.algarve-property-online.co.uk/property-g702.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:



Swimming Pool



Living room



Dining room



Kitchen



Swimming Pool

## 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 = €58.500,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€7.800,00**

**Property registry =€400,00**

**Total = €66.981,51**