

## Property summary (id=771-V4-010)

Villa - 4 bedrooms

✔ Private swimming pool

Almancil

✔ Pre installed/Installed AC

Price: €750,000

Useable area: 512m<sup>2</sup>

State: New

Land area: 1500m<sup>2</sup>

Building year: 2006

Impressive spacious 4 bedroom villa with 512sqm of construction and 1500sqm plot. Only a short distance of 5 minutes from Almancil and Loulé city, and 10 minutes from the best beaches of the Algarve, the setting is beautiful and tranquil with splendid sea views. The accommodation is on two levels and outside the house are plenty of covered terraces and patio areas. This villa features are 4 bedrooms all with closets, fitted kitchen, pre-installation of air conditioning, double glazing, fireplace in the living room, storage room, garage with automatic gate, swimming pool and garden. This property is extremely well priced considering the location and features offered.

### History of changes

- on 2007-04-11: 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 771-V4-010 or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g771.html) page (<http://www.algarve-property-online.co.uk/property-g771.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:



Exterior



Swimming Pool



Kitchen



Living room



Sea view



Rear view

## 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 = €45.000,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€6.000,00**

**Property registry =€400,00**

**Total = €51.681,51**