

## Property summary (id=775-V4G-036)

Villa - 4 bedrooms

✓ On or near beach

Almancil

Price: €470,000

Useable area: 183m<sup>2</sup>

State: Resale

Land area: 492m<sup>2</sup>

Building year: 1997

Charming semi-attach 4 bedroom villa with 183,50sqm in excellent condition, located only a few minutes drive to the gorgeous towns of Quarteira and Vilamoura. This property is finished to the highest standards all in marble and comprises of 4 bedrooms all with closets, 3 bathrooms, fully fitted kitchen, laundry, fireplace in the living room, barbecue in the patio, garage in the basement and a nice garden. The property is fully fenced and with good access, located in a development very close to the beach.

### History of changes

- on 2007-04-12: 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 775-V4G-036 or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g775.html) page (<http://www.algarve-property-online.co.uk/property-g775.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:



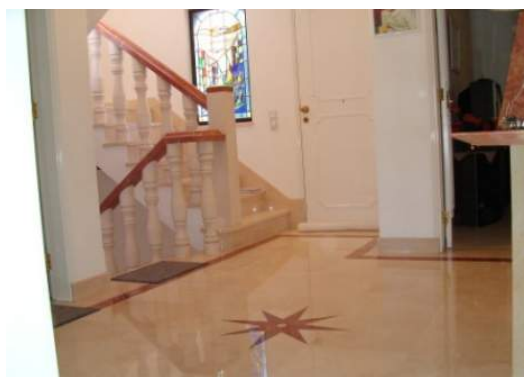
Garden



Living room



Kitchen



Entrance Hall

## 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 = €27.150,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€3.760,00**

**Property registry =€400,00**

**Total = €31.591,51**

### **Assuming permanent home**

**IMT = €26.275,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€3.760,00**

**Property registry =€400,00**

**Total = €30.716,51**