

## Property summary (id=777-V4-048)

Villa - 4 bedrooms

✓ Private swimming pool

Almancil

✓ Pre installed/Installed AC

Price: €690,000

Useable area: 280m2

State: Resale

Land area: 2800m2

Building year: 1991

A large and spacious 4 bedroom villa in a rural setting, yet only minutes from the bustling village of St<sup>a</sup>. Bárbara de Nexe, where you will find all the amenities and conveniences for rural living. Loulé, with its traditional market is only 10 minutes drive and Faro Airport is no more than a 15 minutes drive away. This property has been recently refurbished throughout to a very high standard. Located in an elevated hillside position, it enjoys panoramic views of the coast and countryside. All bedrooms come with own south-facing balconies and superb sea views. The living area is spacious and airy with a traditional wood burner. Is equipped with central heating and alarm. The 2 dining areas have access to the central courtyard and BBQ areas, which is ideal for evening entertaining. The gardens have been recently landscaped to include a swimming pool and variety of fruit trees, it also have borehole. The property also has a huge basement for potential conversion. There is also a detached double garage and plenty of parking available. This property is situated in a great location, which would be ideal for a family home or holiday retreat.

### 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 777-V4-048 or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g777.html) page (<http://www.algarve-property-online.co.uk/property-g777.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:



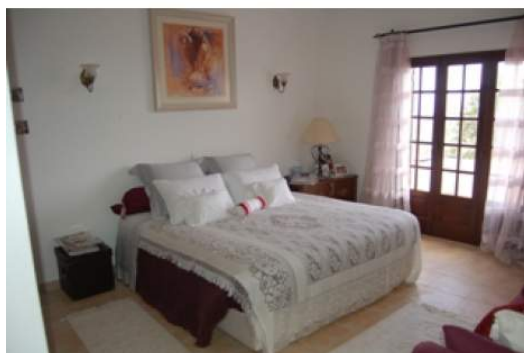
View



Bedroom 1



Living room



Bedroom 2



Swimming Pool



Dining room



Living room

## 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 = €41.400,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€5.520,00**

**Property registry =€400,00**

**Total = €47.601,51**