

## Property summary (id=796-V3-056)

Villa - 3 bedrooms

✔ Private swimming pool

Almancil

✔ Pre installed/Installed AC

Price: €475,000

Useable area: 229m<sup>2</sup>

State: Resale

Land area: 0m<sup>2</sup>

Building year: 2005

Located on the outskirts of Almancil with just a few other private villas close by and with all local amenities reached within a 5 minutes drive, easy access to the EN125 and 10 minutes to the beautiful sandy beaches and golf courses at Vale do Lobo and Quinta do Lago. Built and finished to a good standard and with a homely feel, this property would be ideal for permanent living with a possibility of rentals. This property comprises of 3 bedrooms (2 in-suite), fully fitted kitchen, pre-installation of air conditioning and sound system, double glazing windows, fireplace in the living room, verandas, storage room, nice garden, garage and swimming pool. This property enjoys of sea view.

### History of changes

- on 2007-04-19: 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 796-V3-056 or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g796.html) page (<http://www.algarve-property-online.co.uk/property-g796.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:



Bathroom 1



Bedroom 1



Living room



Entrance Hall



Bedroom 2



Bedroom 2



Views



Veranda

## 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 = €27.550,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€3.800,00**

**Property registry =€400,00**

**Total = €32.031,51**

### **Assuming permanent home**

**IMT = €26.675,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€3.800,00**

**Property registry =€400,00**

**Total = €31.156,51**