

## Property summary (id=828-V4A-111)

Villa - 4 bedrooms

Albufeira

Price: €320,000

State: Resale

Building year: 2001

Useable area: 300m2

Land area: N/A

- ✓ Private swimming pool
- ✓ On or near beach
- ✓ Pre installed/Installed AC
- ✓ Parking/Garage
- ✓ Rental income is guaranteed

Excellent 4 bedroom villa with very good areas, located in the renowned Montechoro area.

On the ground floor we find a living room of 40 sq.m, a fully equipped kitchen with laundry room and a bedroom with an en suite bathroom. Also featuring a bathroom and pantry.

A beautiful stair is leading to the 1st floor where are more 3 en suite bedrooms, the master bedroom has a good sized terrace.

This home comprises also a basement with a hall that gives access to a games room, currently used as a bedroom, the garage, a bathroom and a huge living room with bar and open kitchen.

A glazed wall with doors gives direct access to the pool area and to a dining area with fitted BBQ.

The home is surrounded by balconies, terraces and gardens which will enable you to enjoy the Algarvian sun all year long.

All divisions have AC.

This is a quiet central area in Montechoro, but only a few minutes walking to the Oura Strip. Close to all amenities. Walking distance to the beach!

### 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 828-V4A-111 or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g828.html) page (<http://www.algarve-property-online.co.uk/property-g828.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:



4 Bedroom villa



4 Bedroom villa



Living room (40m2)



Living room (40m2)



Kitchen (19m2)



En suite bathroom



En suite bedroom



Bedroom balcony

## 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 = €15.150,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€2.560,00**

**Property registry =€400,00**

**Total = €18.391,51**

### **Assuming permanent home**

**IMT = €14.275,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€2.560,00**

**Property registry =€400,00**

**Total = €17.516,51**