

Property summary (id=936-V3-0625AL)

Villa - 3 bedrooms

✓ Private swimming pool

Mexilhoeira Grande

✓ Pre installed/Installed AC

Price: €485,000

Useable area: 0m2

State: Resale

Land area: 2750m2

Building year:

The property has undergone extensive renovations recently and is in excellent condition.

It is to be sold fully furnished and equipped, and has many features such as

- *3 Bedrooms, all with fitted wardrobes and en-suite Bathrooms*
- *Separate Guest Cloakroom*
- *Newly Fitted Kitchen with separate Laundry area and all Appliances (Fitted Oven, Hob, Microwave, Dishwasher, Washing Machine and Fridge/Freezer)*
- *Lovely Living Room with beamed ceiling and fireplace*
- *Separate Dining Room*
- *Air Conditioning throughout*
- *Complete new Drainage system*
- *Electronic Gates leading to the single Garage, with a huge parking area for guests.*

The best feature is the large south facing newly terraced area leading from the living room to the swimming pool, with extensive country views and there is also an outside shower, private seating areas and barbecue. Steps from the terrace lead down the lovely well established garden with complete irrigation system.

This really is a wonderful villa in a very sought after exclusive area just 10 minutes drive from Alvor. Close to Penina Golf Course

This property is located in the much sought after urbanisation of Serra e Mar in Alcalar just ten minutes drive to Alvor village.

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 with the reference 936-V3-0625AL or using the contact form in [this property](http://www.algarve-property-online.co.uk/property-g936.html) page (<http://www.algarve-property-online.co.uk/property-g936.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:



Gate Entrance



Front Entrance



Swimming Pool



Swimming Pool



Lounge



Lounge



Bedroom 2



Kitchen

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 = €28.350,00

Notary (at deeds) =€281,51

Stamp duty =€3.880,00

Property registry =€400,00

Total = €32.911,51

Assuming permanent home

IMT = €27.475,00

Notary (at deeds) =€281,51

Stamp duty =€3.880,00

Property registry =€400,00

Total = €32.036,51