

## Property summary (id=1241-V4B-237)

Villa - 4 bedrooms

✔ Private swimming pool

Albufeira

Price: €490,000

Useable area: 224m<sup>2</sup>

State: New

Land area: N/A

Building year: 2007

Beautiful 2 storey villa with wide and open areas.

On the ground floor is a fully equipped kitchen with a good pantry. Direct access to a terrace with a fitted BBQ.

The living room, divided in a dining area and a launch area, has a closed log-burning fireplace and sliding doors with direct access to the terrace around the swimming pool.

On this level are also 2 en-suite bedrooms with fitted wardrobes, 1 with a corner bathtub. Extra WC.

On the 1st floor are 2 more en-suite bedrooms. Both with fitted wardrobes and south-facing balconies overlooking the swimming pool. A landing of 9.54 sq.m. which can perfectly serve as a study area.

This home has a very big basement with direct access, which is prepared to be adapted to a 2 bedroom apartment. The bathroom is already installed.

Inserted in a quiet residential area, just 5 minutes driving to the beach and the centre of Albufeira, and only 2 minutes driving to the National road EN125.

This is a quiet residential area without highly constructed buildings. Just outside the centre of Albufeira, and about 5 minutes driving 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 1241-V4B-237 or using the contact form in [this property page](http://www.algarve-property-online.co.uk/property-g1241.html) (<http://www.algarve-property-online.co.uk/property-g1241.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



Kitchen (19.25m<sup>2</sup>)



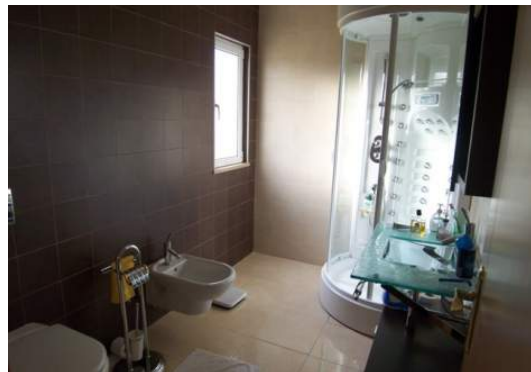
En-suite bedroom 1 (20.79m<sup>2</sup>)



Living room (38m<sup>2</sup>)



En-suite bedroom 2 (23.4m<sup>2</sup>)



En suite bathroom 2 (6.46m<sup>2</sup>)



En-suite bathroom 3 (5.7m<sup>2</sup>)



En-suite bedroom 3

## 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 = €28.750,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€3.920,00**

**Property registry =€400,00**

**Total = €33.351,51**

### **Assuming permanent home**

**IMT = €27.875,00**

**Notary (at deeds) =€281,51**

**Stamp duty =€3.920,00**

**Property registry =€400,00**

**Total = €32.476,51**