

Ref 292

Reference

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## Arco da Calheta - Villa



 3  
Bedrooms

 143  
Area (m<sup>2</sup>)

 576  
Land Area (m<sup>2</sup>)

  
Garage

  
Swimming Pool

**N/A**  
(EUR €)

### Three Bedroom Rustic Tourist Lodging for Sale in Arco da Calheta

\* EXCLUSIVE \* EXCLUSIVE \* EXCLUSIVE \* EXCLUSIVE \* EXCLUSIVE \*

Three bedroom house in Arco da Calheta with tourist license for sale.

All bedrooms have their own bathroom. With a rustic layout and beautiful natural surroundings.

Magnificent ocean view. Private swimming pool area.

Can be sold with the furniture.

Has been successfully rented out to tourists for the last ten years. Average 48 weeks annual occupation rate, at 100€ per day at low season and 160€ at high season.

Water tank conveniently hidden below which allows for cheap water irrigation for the garden.

Amenities include;  
Fireplace

T +351291624634 <sup>1</sup> · T +351968293752 <sup>2</sup> · E [info@primepropertiesmadeira.com](mailto:info@primepropertiesmadeira.com)

Estrada Monumental Nº 454 9000 098 Funchal  
AMI 11097

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)

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Barbecue  
Cable TV  
Equipped Kitchen  
Free Wifi  
Garden  
Living Room  
Swimming-pool  
Terrace  
Wifi  
Solar Panel

## BY APPOINTMENT ONLY

For those considering an investment in a luxury residence as a second (holiday) home or as a retirement destination, consider the advantages of Madeira Island :

- Sub-tropical climate - warm & pleasant year round
- Natural beauty - dramatic scenery, lush & colourful, known as the "Garden of the Atlantic"
- Ease of access - within 3 hours flight time from most European cities, direct flights from over 40 destinations in Europe, daily flights to London and Lisbon
- Protected environment - 70% of the island is protected parkland & forest
- Activities/Amenities - wide range of sports & leisure activities; two Golf courses near to Funchal
- Tourist infrastructure - long known as a quality tourist destination, with lots to see & do
- Quality of life - a friendly, safe & clean place to visit and to live in (Note: one of the lowest incidences of crime in Europe)

## Legal and fiscal situation

- Property transfer taxes - IMT tax, Stamp duty, reigistration and notary fees - max. 7%
- Inheritance tax - Effective 1st January 2004, inheritance tax abolished in Portugal. There is still a 10% stamp duty charge though on transfer of assets. Gifts/donations to a spouse (husband or wife), children, parents or grandparents are exempt.
- Capital gains tax - Flat 25% tax levy on all capital gains effected by non-residents.
- Portuguese (EU) Residence Permit - Since July 2012, the NON-EU PURCHASER has a right to apply for a Portuguese residence permit (with subsequent freedom of movement in Schengen countries) following purchase of real estate in Portugal with A MINIMUM INVESTMENT OF €500.000
- Non-Habitual Resident's Regime - offering fiscal advantages particularly to non-Portuguese retirees taking up residence in Portugal.

Calheta is Madeira's largest municipality and is divided into 8 parishes: Arco da Calheta, Calheta, Estreito da Calheta, Jardim do Mar, Paúl do Mar, Prazeres, Fajã da Ovelha e Ponta do Pargo.

An exceptional place for long walks or drives between its hillsides carvings, enjoying amazing panoramic sights and a fantastic landscape.

At a 25 minutes journey from Funchal and 40 from the airport, is considered a favoured place not only by the locals but

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also by those who visit it. Having a mild climate all the year, Calheta, a place characterized by its tranquillity and safety, a place where the past and the present are joined together in perfect harmony.

## ABOUT PRIME PROPERTIES MADEIRA REAL ESTATE

Discover the perfect home for you in Madeira, Portugal today!

Prime Properties Madeira Real Estate is a local, well-established, licensed, real estate agency providing a complete service to international buyers looking to invest in Madeira, Portugal whether for holiday homes or permanent living residence. Our properties include villas, houses, quintas, apartments, land and commercial properties. We also offer a PROPERTY FINDING SERVICE, working with a few select real estate agencies in Madeira to deliver a personalised service through the entire purchase process from viewings, negotiation, legal expertise, mortgages, relocation etc. We pride ourselves on working together to European standards of honesty, integrity and transparency. We provide excellent after sales service.

## Property Features

- Pool
- Garden
- Garage
- Energetic certification: B
- Balcony

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