Moradia 1166

Reference

Scan the QR code to view the property

Ponta do Pargo - Villa









3	3	254	302	
Bedrooms	Bathrooms	Area (m²)	Land Area (m²)	Garage

450 000 €

(EUR €)

House and Restaurante For Sale!

House and Family run business for Sale!

Rare opportunity to acquire a successful family run established business.

The restaurant, located in the outskirts of Calheta comes very well equipped.

Since ownership there has been continual investment in new equipment, along with fixtures & fittings which is all bought and paid for and included within the sale price which is a huge plus for any new purchaser as additional funds will not be need to be spent for some time.

The restaurant is operated by the owner with the help of four members of staff.

T +351291624634 [1] · T +351968293752 [2] · E info@primepropertiesmadeira.com

Estrada Monumental Nº 454 9000 098 Funchal

AMI 11097

[1] (Call to national fixed network) | [2] (Call to national mobile network)

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They serve a fine range of traditional dishes as well as some foreign and has a high 5 star hygiene rating.

Repeated high scores and reviews from customers in trip advisor of customers satisfaction is testimony to their popularity.
The business has built a strong reputation within the local community and beyond and as such has a high level of regular and repeat trade along with plenty of new passing trade.

This is a superb opportunity to purchase an established business which is a great base to build upon.

Amenities;
Open fire for fresh barbecue
Bar
Kitchen
3 storage rooms

Closed parking area

The house consists of
Top Floor
Living quarters.
Three bedrooms, kitchen, bathroom ideal for the owner or can be renovated into 3 separate lodging rooms.

There is further growth potential for a new owner to increase trade by expanding upon the current opening times and increasing the food offering by introducing a greater selection of dishes which have proven very popular.

We have a selection of different properties available to fit all your requirements so call us to enquire further and obtain more information.

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 that Madeira Island has to offer:
• Security. Madeira is virtually crime free and one of the safest holiday destinations in the world!
• Sub-tropical climate - warm & pleasant year round.
• Natural beauty - lush & colourful, known as the ""Garden or Pearl 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.

Legal and fiscal situation
• Property transfer taxes - IMT tax, Stamp duty, registration 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 affected 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 Residents Regime - offering fiscal advantages particularly to non-Portuguese retirees taking up residence in Portugal

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.

Our services at Prime Properties Madeira are free of charge to you and do not incur any mark-ups on the property price or agent commission.

Property Features

- Proximity: Public Transport
- Floors: 2
- Garage
- Energetic certification: B

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