



São Gonçalo - Villa



 **3** Bedrooms
  **600** Area (m²)
  Garage

395 000 €
(EUR €)

Three bedroom house with magnificent views to Funchal

Located in one of the most prestigious areas in Funchal, this three bedroom house boasts magnificent views to the Funchal bay. A long driveway leading up to the garage and house. Terrace, All bedrooms lead out to a balcony with beautiful views. A private office. A lounge and dining area with once again views and a log, fireplace. One of the bedrooms has been converted to a reading room. Garden and barbeque area. Water tanque 5.500L

Reasons For Buying and Investing in Portugal Property

Quickly becoming the preferred choice of holiday destination Madeira is now becoming an excellent choice for those wishing to retire.

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)



- 1) Excellent Tax advantages. As well as the Non-habitual tax regime, there is no inheritance and gift tax and no wealth tax in Portugal.
- 2) The Golden Visa - It seems experts and clients alike share a common belief that Portugal's Golden Visa Scheme is outstanding in terms of the conditions required, the qualifying period in the new country and the the quality of life provided.
- 3) Strict planning permissions that secure the natural beauty and limit the supply of new properties – keeping demand high.
- 4) The country is politically stable, it has no terrorism
- 5) Rental yield on average still remains one of the highest in Europe with properties being rented for many weeks of the year.
- 6) Cultural Richness. One of the oldest and richest cultures in Europe and the legacy of its former wealth and power can be seen in its historical sites. Among the sites inscribed in the World Heritage List of UNESCO, 13 are located in Portugal.
- 7) The Portuguese are warm, friendly and welcoming whether you are on holiday or a new neighbour.
- 8) One of the lowest crime rates in Europe and the capital was recently voted the safest Europe.
- 9) The cost of daily living is incredibly low.
- 10) Based on the prices in the UK, Paris, Spain and France, prices of property in Portugal are still very affordable

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.

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Property Features

- Proximity: Shopping, City, Hospital, Public Transport, Schools
- Views: Countryside views
- Energetic certification: E
- Garage
- Gym
- Balcony

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