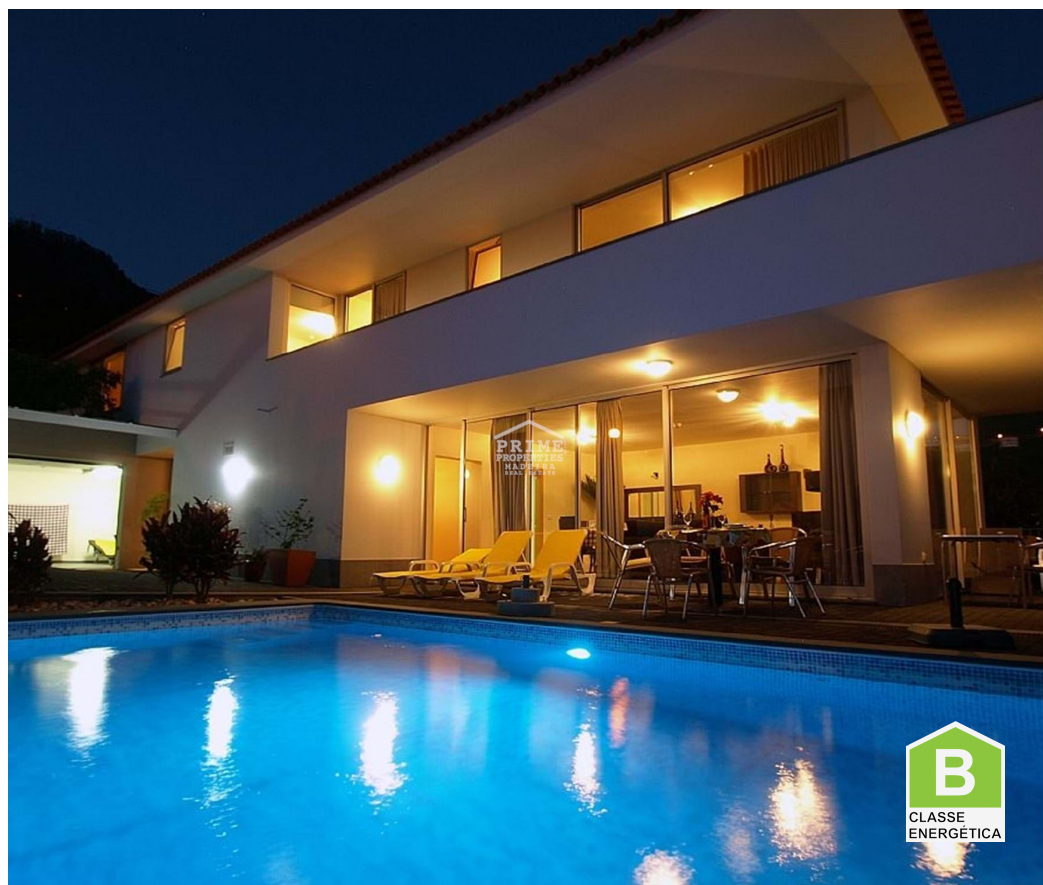




## Arco da Calheta - Villa



4  
Bedrooms
 3  
Bathrooms
   
Garage
   
Swimming Pool



**395 000 €**  
(EUR €)

### Four bedroom detached house for sale Arco da Calheta

Four bedroom beautiful detached house located in a quiet residential neighbourhood.

This Villa offers 3 double bedrooms, one single bedroom.

Can be sold with furniture included.

Top finishes include double glaze windows. It has a fantastic open plan beautiful modern kitchen.

Within walking distance there are local shops with restaurants, chemist, banks, hairdressers, supermarkets and cafes nearby with a paragliding school further up the village.

Within 5 minutes by car there is the new marina in Calheta that has 2 sandy beaches.

In the sunniest area of Calheta lies the small town of Arco da Calheta.

Just footsteps away from Paúl da Serra and the Laurisilva forest makes Arco da Calheta a portal to beautiful and authentic nature walks.

Arco da Calheta is one of the most ancient towns of the island.

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



## 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, 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 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

### Alojamento Local letting licences

A new law was introduced in March 2008 affecting holiday letting in Madeira, Portugal. All holiday home owners who rent out their property in Portugal to paying guests should be aware of the regulations below .

Holiday accommodation in Portugal is now split into two main categories, classed as either an Empreendimento Turístico (tourist establishment - where the complex is solely used for tourism purposes and people cannot buy property such as hotels, campsites), or an Estabelecimento de Alojamento Local (Local Lodging Establishment - guesthouses, apartment complexes and holiday villages)

Any property built from 1951 onwards as a habitable dwelling must by law have a Licença de Habitabilidade. If the property was built before 1951, you must have a certificate from local authorities stating this. If a property built before 1951 is then renovated, an application for a Licença de Habitabilidade must be made.

It provides temporary accommodation to paying guests

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Properties with an Alojamento Local licence must:

Be in good order externally and internally.

Be connected to mains water (or bore hole).

Be connected to mains sewer (or septic tank).

Have hot and cold running water.

Have adequately furnished rooms.

Have sufficient ventilation.

Have a system in place to block natural light when necessary (blinds/curtains).

Have suitable locks for security and privacy

Have at least one bathroom for every three bedrooms, with toilet, sink and bath (or shower).

Have sufficient fire extinguishers and blankets for the size of the property as well as first aid equipment and instruction manuals for all appliances.

Display the international emergency phone number 112 in a prominent position.

Be regularly cleaned with towels and linen changed at least once per week.

Have an official complaints book.

## Property Features

- Pool
- Jacuzzi
- Furnished
- Security alarm
- Barbecue
- Garden
- Garage
- Views: Garden view, Sea views, Countryside views
- Double glazing
- Energetic certification: B

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