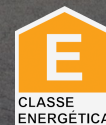




## Estreito da Calheta - Villa



**4**  
Bedrooms
 **3**  
Bathrooms
 **296**  
Area (m<sup>2</sup>)
 **296**  
Land Area (m<sup>2</sup>)
 **Garage**

**330 000 €**  
(EUR €)

## House For Sale in Calheta

Discover Your Dream Home in Calheta

Nestled in a serene neighborhood, this remarkable house offers the perfect blend of comfort and style. Boasting four bedrooms, including two with ensuite bathrooms, it provides ample space for your family's needs. The spacious lounge area is ideal for gatherings, and the well-appointed kitchen is a chef's delight. A large attic offers endless possibilities, and the two-car garage provides convenience.

But that's not all – step onto the expansive balcony and soak in the mesmerizing ocean views. Solar panels ensure efficiency and sustainability, enhancing your daily living.

Estreito da Calheta, nestled in the heart of Madeira, is a captivating village that beckons travelers

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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)



with its idyllic charm. Surrounded by lush green hills and overlooking the vast blue expanse of the Atlantic Ocean, this picturesque locale offers a tranquil escape from the hustle and bustle of city life. The village is renowned for its terraced vineyards, where grapes thrive under the generous Madeiran sun, producing some of the island's finest wines. With its quaint streets, traditional houses, and warm hospitality, Estreito da Calheta invites you to savor the simple pleasures of life while basking in the natural beauty that surrounds it. Whether you're exploring its verdant landscapes, indulging in local delicacies, or simply unwinding on its peaceful shores, Estreito da Calheta promises an unforgettable experience of Madeira's authentic allure.

We have a diverse selection of properties to meet your unique requirements. Contact us today to learn more and embark on your journey to find the perfect home.

**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

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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

- Terrace
- Floors: 2
- Solar system
- Views: Sea views, Countryside views
- Attic
- Gas fire
- Wifi Network
- Solar orientation: South
- Balcony
- Garage
- Drive way
- Storage / utility room
- Bread oven
- Quiet Location
- Barbecue
- Energetic certification: E
- Mains water

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