

## 2 Bedroom Townhouse in Sagres

€455,000

Ref: M-B-513



**Golden Visa Qualification and Annual Guaranteed Rental!!!** This superb 2 bedroom townhouse is a fantastic investment, set in a full service resort, offering stunning views over the national park and the beautiful south coast beach.

Superb Investment with Golden Visa Qualification! This property offers a 3-3.5% annual rental guarantee, with all running costs covered! Owners have 6 weeks usage from November - the week before easter, making it the perfect investment for both income and personal use with a lovely winter break in the sun! Set on the eastern edge of the resort, this home benefits from a beautiful sunrise view, over the Algarvian countryside and the Atlantic coast. The position is calm and tranquil, yet just a short walk to all resort facilities. Designed with a reverse layout and a fantastic large terrace, the first-floor living area flows easily onto a generous terrace, perfect for outdoor dining while appreciating the gorgeous views. The kitchen is fully fitted and open plan, connecting easily to the lounge and benefiting from a great flow onto the west facing terrace. The lower floor comprises 2 double bedrooms and 2 bathrooms, one is en-suite. And the master suite flows easily onto a lovely private east facing garden. The rental program is in place until 2030. During the contract, the resort provides a full furniture pack, plus they cover all running costs, including property insurance, condominium charges, utilities, outgoings and all maintenance until the end of the lease. Your only costs are taxes on the income and annual property taxes. This is a great opportunity to acquire a fixed rental income property, in the western Algarve close to the nature and the beach.

### Property Features

- 2 Bedrooms
- 2 Bathrooms
- Construction Year: 2010
- Construction Size: 110 m<sup>2</sup>
- Plot Size: 109 m<sup>2</sup>
- Air Conditioning
- Solar Panels
- Swimming Pool: Shared
- Terrace
- Heating: Underfloor
- View: Sea
- Close to Town
- Walking distance to resort facilities
- Walking distance to the beach
- Double Glazing