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BOP/MG/153: Lake-Side House For Sale, Varginha, Minas Gerais

Location: [Belo Horizonte](#), [Minas Gerais](#), [Brazil](#)

Price: £537,975 / \$854,271 / €669,291 / 1,700,000 BRL *

Type: Houses

Status: Resale

Description

Luxury lake-side property for sale situated in the Brazil country-side hills of Minas Gerais offering large family house and plenty of land to enjoy.

Features

- Minas Gerais Lake-Side Property
- House - 700 sq/m's built area
- Land - 1,600 sq/m area
- Private gated community
- Swimming pool
- 12km's to Varginha

Overview

This house has been recently built and was architectually designed by the present owners using high quality woods and natural stone.

The property takes full advantage of this wonderful lake and countryside setting.

The location is extremely private and this house is built on grounds of approximately 1,600 sq/m's in a gated community on the perimeter of the mountain lakes.

The main home briefly comprises of over 700sq/m's build area including:

Higher level - 100sq/m living room with fire-place, 3 large bedrooms (2 being en-suite), 3 bathrooms, TV lounge area, kitchen, office, and 60 sq/m balcony with marvellous lake views.

Lower level - undercover garage for 4 cars, swimming pool 24sq/m's, covered barbecue fully equipped, garden with plants, flowers, orchards, fish pond with waterfall feature, laundry room, 2 store rooms, toilets, and self contained apartment with living/dining room, 2 bedrooms and 1 bathroom.

The property has the advantage of being located close to the local boating marina for your convenience.

Please call Brazil Overseas Property on +55 83 3247 6918 for more information about this property in Minas Gerais.

Location

Varginha, Minas Gerais, Brazil.

Varginha is a sizeable city with 160,000 people situated approximately 950m's above sea level.

12km's to Varginha
25km's to Três Corações
250km's to Campinas in São Paulo State
300km's to Belo Horizonte
300km's to São Paulo
300km's to Rio de Janeiro

[Click here](#) to visit Varginha Council website for more information about this city.

Specification

The property is being sold with clear title.

Associated Costs

The advertised sales price of this luxury house in Minas Gerais State includes the cost for allocation of your individual Brazilian CPF number, which is required for you to buy Brazilian Property, although, does not include registration taxes/fees paid in Brazil to put the property into your name.

It is not mandatory to use a Lawyer when buying a house in Brazil, because a CRECI registered estate agent is qualified to complete property sale and purchase deals in Brazil. However, Brazil Overseas Property recommends that you do use a qualified and registered OAB Lawyer (Ordem dos Advogados do Brasil) in Brazil, and also an OAB Lawyer who is familiar with the region where you intend to buy your property in Brazil, as well as being fully qualified dealing with the type of property you intend to buy.



If you are an overseas investor intending to buy a property in Minas Gerais, then you should always receive an officially translated version of the sale and purchase contract into your native language for the property you are buying in Brazil.

Legal fees and officially translated documents are not included within the advertised selling price of this Brazilian home.

Additional Property Images



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*All advertised property prices are converted from Brazilian Reais using the following conversion rates:
3.16 BRL = £1 | 1.99 BRL = \$1 | 2.54 BRL = €1

Please note: All published details correct at 5/22/2012 1:04:03 AM. Please refer to the website for the most up to date information on this property.