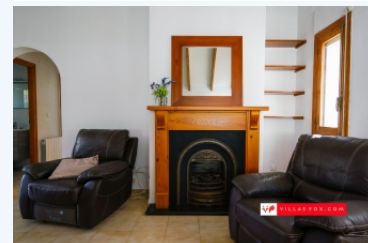
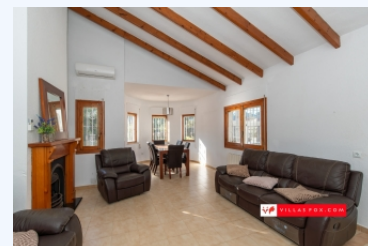


# # 1303, LAS COMUNICACIONES 2-BEDROOM VILLA WITH POOL, CORNER PLOT

Detached villa. **Reserved.**  
235,000 € - 199,000 €



## Las Comunicaciones, San Miguel de Salinas, 03193, Alicante, Comunidad Valenciana

[PRINT BROCHURE -](#)

[PHOTO GALLERY](#)

www.villasfox.com/property?id=1303 JUST REDUCED IN PRICE! This charming 2-bedroom villa on one level occupies a corner plot on the edge of the Sierra Escalona forest. So if you are looking for a tranquil location close to an area of outstanding natural beauty, then look no further! The property has off-road parking and the living accommodation comprises two bedrooms, shower room, galley-style kitchen, conservatory and best of all, a beamed high-ceiling lounging-dining area with fireplace. It's a property with lots of character and the garden area has plenty of potential too. There is a raised swimming pool, summer house, and seating area for you to enjoy. The garden was formerly laid to lawn, which could be restored, or you may opt for lower-maintenance options. For your comfort there are ceiling fans, air-conditioning and gas-fired central heating with radiators, to maintain the perfect temperatures throughout the year! Las Comunicaciones is a sought-after residential area about 2-3 km from the town centre of San Miguel itself. The beaches, golf courses, shopping centres and all the other attractions of the Costa Blanca are easily reached by car, but it's nice to come home to the peace and tranquility that a property like this has to offer. For nature lovers, it is ideal, as one of the footpaths into the forest starts right opposite the house! There are no community fees to pay, and the potential exists for extending the property by an additional 30 m2 on the ground floor. Available exclusively to Villas Fox clients, so call us today! {loadmoduleid 177} {loadmoduleid 331} {loadmoduleid 434}

### MORE INFORMATION

#### Additional Information

Annual community fees : [0 €](#) SUMA IBI (annual property tax) : [320 €](#) SUMA RESIDUOS (annual waste collection) : [75 €](#) SUMA PODAS (annual garden prunings) : [72 €](#)

### BASIC INFORMATION:

Bed : 2  
Bath : 1

### LAND INFORMATION:

Constructed: 96.7  
m2 of living  
areas  
Lot Size : 488

### BUILDING INFORMATION:

Year built : 1991

### CONVENIENCE:

**General Amenities:** West-facing, Near golf courses, Ground floor, Fireplace, Fibre-optic internet available in this area, Exclusive to Villas Fox clients, Direct listing with Villas Fox, Corner plot, Central heating with radiators, Ceiling fans, 2 airports within 45 minutes drive, 15 minutes drive to beach, For all our properties, buyers must have legal representation (lawyer),  
**Exterior Amenities:** Shed, Private parking for one car, Pool size 8 x 4 metres approx, Pool (private), Garden,  
**Interior Amenities:** Separate kitchen, Conservatory,



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