



**REF 24730**

**DETACHED VILLA 349,950€**



ICIANA CANCBA  
 REAL ESTATE PHOTOGRAPHY

**CALIFICACIÓN ENERGÉTICA DEL EDIFICIO TERMINADO ETIQUETA**

**DATOS DEL EDIFICIO**

Normativa vigente:  /

Año: 2000

HEE-CT: 70

Referencia catastral:

224140101002450001P7

**Tipo de edificio:** Vivienda Unifamiliar

**Dirección:**

**Municipio:** San Miguel de Salinas

**C.P.:** 03103

**C. Autónoma:** Comunidad Valenciana

**ESCALA DE LA CALIFICACIÓN ENERGÉTICA**

Consumo de energía kWh/m²/año: **269**

Emissiones kgCO<sub>2</sub>/m²/año: **52**

REGISTRO: E2014VL005218

20/01/2024

ESPAÑA

Directiva 2002/91/CE



Town	Zone						Size	Plot	Comm Fees	Year	Price
San Miguel de Salinas	Las Comunicaciones	3	3.0	✓	✓		142 m2	573 m2	0 € p.a.	2000	349,950 €

## www.villasfox.com Ref 24730 Description

\* 15 minutes drive to beach \* 2 airports within 45 minutes drive \* Burglar Alarm \* Central heating with radiators \* Direct listing with Villas Fox \* Fruit Trees \* Garage \* Garden \* Great views \* Heating \* Landscaping \* Near golf courses \* Off-road parking for 2 cars \* Open-plan kitchen \* Pool (private) \* Shed \* Solarium (private) \* Terrace \* Unfurnished \* Wood-burning fireplace

The property is newly remodeled to provide open plan living with plenty of natural light. Three large glazed patio doors lead out to mature garden areas with fruit trees and palms. The villa has a 8 x 4m2 swimming pool and is superbly positioned in a quiet part of the village on a large private corner plot with views to the mountains. All floors throughout the property are tiled in a white and grey marble design. There is internal and external feature lighting throughout.

The kitchen area is open plan and finished in white gloss carpentry with black granite worktop and is fully equipped with built in oven, hob, microwave and dishwasher. A master bedroom with private bathroom is located on the ground floor, there is also a separate WC. First floor level access is available to the solarium. There are two first floor bedrooms one has large patio doors to a Juliet balcony and there is a family bathroom.

Bathrooms are finished to a high quality with high gloss white cabinets, stylish fittings, mirrors, down lighting, black crystal shower screens and rain drench showers. Throughout the property are central heating radiators to all rooms, operated from a gas combination boiler also providing hot water. The living room has a log burning fire set in a marble surround.

A quality 24 hour monitored security alarm is installed with external camera view and control by mobile phone. There is an entrance area video system with electronic gate access control. The property is located in Torrestrella Las Comunicaciones, a tranquil village with high value individually designed villas, known as the Beverly Hills of the surrounding area.

Villasmaría/Torrestrella is an exclusive residential area of 158 luxury villas constructed in 2000-2002, located on the edge of the Sierra Escalona protected pine forest, and just a couple of kilometres from the town centre of San Miguel itself. The closest watering holes are Phoenix Nights bar-restaurant, Pimientos restaurant and Alingui restaurant (located in the mock castle that is the closest you will get to the Alhambra without having to visit Granada!) The area is popular with golfers, cyclists, holidaymakers and all-year-round residents, but Villasmaría itself is a tranquil place, where you can enjoy the beauty of nature (you can walk for miles in the unspoilt pine forest with amazing views, and the area is a haven for wildlife). When you fancy a trip to the coast, there are plenty of beaches to choose from, but one of the closest is Mil Palmeras which is only a 15 minute drive via a country road through gorgeous scenery and between Campoamor and Las Colinas golf courses. Mil Palmeras beach is one of our favourite places, with plenty of great restaurants, and has recently been listed as amongst the 10 best beaches in the whole of Spain by a national newspaper! This fantastic home is just one of many apartments, townhouses and villas offered for sale by Villas Fox, having been appointed dire

The information above is provided for guidance only and we cannot be held responsible for any errors.