

Villas Fox  
Established 2014  
(0034) 965 720 198








# REF 1508

**4-BEDROOM DETACHED VILLA LAS  
COMUNICACIONES, SAN MIGUEL DE SALINAS**

## 360,000€



Town (municipio)	Zone (zona)						Size m2	Plot (parcela) m2	Comm Fees (gastos com)	Year (año)	Kwh /m2 año	KgCO2 /m2 año
San Miguel de Salinas	Las Comunicaciones	4	3	✓	✓		197	523	0 € p.a.	1998		

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**AMENITIES AND FEATURES**

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| <ul style="list-style-type: none"> <li>✓ 15 minutes drive to beach</li> <li>✓ Balcony</li> <li>✓ Direct listing with Villas Fox</li> <li>✓ Electricity - mains supply</li> <li>✓ Extractor hood</li> <li>✓ Fireplace</li> <li>✓ For all our properties, buyers must have legal representation (lawyer)</li> <li>✓ Fruit Trees</li> <li>✓ Galeria (utility room)</li> <li>✓ Garden</li> <li>✓ Great views</li> <li>✓ Jacuzzi</li> <li>✓ Patio (open)</li> <li>✓ Pool size 9 x 4metres approx</li> <li>✓ Separate dining room</li> <li>✓ Solarium (private)</li> <li>✓ Underbuild</li> </ul> | <ul style="list-style-type: none"> <li>✓ 2 airports within 45 minutes drive</li> <li>✓ Ceiling fans</li> <li>✓ Electric Hot Water</li> <li>✓ Exclusive to Villas Fox clients</li> <li>✓ Fibre-optic internet available in this area</li> <li>✓ Fly screens</li> <li>✓ Freezer</li> <li>✓ Furnished</li> <li>✓ Garage</li> <li>✓ Gas Stove</li> <li>✓ Guest apartment</li> <li>✓ Not overlooked (private)</li> <li>✓ Pool (private)</li> <li>✓ Private parking for two cars</li> <li>✓ Separate kitchen</li> <li>✓ Terrace</li> </ul> |
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### DESCRIPTION

This beautiful detached villa enjoys great views from an elevated position in the Ciudad de las Comunicaciones residential development, about 2.5 km from the centre of San Miguel de Salinas. With 4 bedrooms, 3 bathrooms, 2 kitchens, 2 lounges, separate dining area and conservatory over 2 floors, with integral garage. Established gardens with large (9x4m) pool that is not overlooked and has the Sierra de Escalona pine forest as a backdrop. The position of the swimming pool is ideal to make the most of the sun throughout the summer. The views are even more breathtaking from the large private solarium where you can partake in very private sunbathing. The lower floor is accessed via an external stairway from the upper floor, and would make an ideal guest apartment or separate accommodation for a relative, having its own lounge, kitchen and bathroom. The area has so much to offer and you are only a 15 minute drive from fantastic white sand beach resorts. Our favourite, for example is Mil Palmeras which is a very enjoyable 15 minute drive through citrus groves, past golf courses. Available exclusively from Villas Fox - call us today to book a viewing! {loadmoduleid 635}

### IMPORTANT INFORMATION

Please note that prices shown are exclusive of sales tax (in Alicante 10%, or 8% for Spanish buyers under the age of 35) and notary, registry and solicitor costs (typically 2,500-4,000 euros). If the property is a new-build (obra nueva) an additional 1.5% AJD tax is payable. All information given is a guide only. Properties can be reserved by payment of a reservation deposit, and signing of a reservation contract. Any furniture or electrical items included in the sale are sold as second-hand items without guarantee unless otherwise stated. The prices are INCLUSIVE of agent fees, ie the buyer does not pay an estate agency fee when purchasing with Villas Fox. We are proud members of APIAL (Asociación de Agentes de la Propiedad Inmobiliaria y Agentes Inmobiliarios de la Provincia de Alicante) which is an official register of professional estate agents that are properly insured, qualified, experienced and fully legal, for your protection.