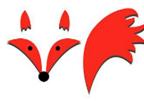


REF 1538

Villas Fox
Established 2014
(0034) 965 720 198



GROUND-FLOOR 2-BEDROOM RES. ANGELINA
APARTMENT WITH LARGE CORNER GARDEN

159,000€



| 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 | Town centre | 2 | 1 | ✓ | ✗ | E | 64 | 148 | 600 aprox € p.a. | 2008 | | |

Villas Fox S.L. C/Pablo Picasso, 7, 03193 San Miguel de Salinas, Alicante

info@villasfox.com www.villasfox.com +34 965720198 mobile +34 679012651

AMENITIES AND FEATURES

| | |
|---|---|
| ✓ 15 minutes drive to beach | ✓ 2 airports within 45 minutes drive |
| ✓ Air-conditioning (untested) | ✓ Ceiling fans |
| ✓ Communal gardens | ✓ Corner plot |
| ✓ Direct listing with Villas Fox | ✓ East-facing |
| ✓ Elevator | ✓ Exclusive to Villas Fox clients |
| ✓ Fibre-optic internet available in this area | ✓ For all our properties, buyers must have legal representation (lawyer) |
| ✓ Garden | ✓ Ground floor |
| ✓ Near bars and restaurants | ✓ Near golf courses |
| ✓ Near medical centre | ✓ Near public transport |
| ✓ Near schools | ✓ Near supermarket |
| ✓ Open-plan kitchen | ✓ Partially-furnished (some items are not included - please ask for more details) |
| ✓ Persian blinds | ✓ Shed |
| ✓ Solarium (communal) | ✓ Swimming pool (communal) |
| ✓ Terrace | |

DESCRIPTION

Are you looking for a property with lots of outdoor space, within walking distance of all amenities? Look no further! This Res. Angelina ground-floor corner apartment in San Miguel de Salinas town centre offers a very large wrap-around patio garden (with shed), and is in excellent condition inside! With 2 bedrooms, 1 shower room (with window), open-plan kitchen and air-conditioning, together with a beautiful communal pool, this is a wonderful place to spend your holidays but for a couple it can provide all-year-round living too! Most of the furniture will be included with the sale with a couple of exceptions, and the community fees are approximately 600 euros per year. The building is in the process of being re-painted, to colour-match the most recently-built blocks within this development. Available exclusively from Villas Fox, so call us directly today to book a viewing!

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.