

Villas Fox
Established 2014
(0034) 965 720 198



REF 1538

**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 | | |

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AMENITIES AND FEATURES

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

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.