

Villas Fox  
Established 2014  
(0034) 965 720 198



# REF 1509

**3-BEDROOM TOWNHOUSE, BALCÓN DE LA COSTA  
BLANCA, SAN MIGUEL DE SALINAS**

## 170,000€



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	Balcón de la Costa Blanca	3	2	✗	✓	SW	80	119	0 € p.a.	1997		

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## AMENITIES AND FEATURES

- ✓ 15 minutes drive to beach
- ✓ 360 degree virtual tour or photos available on our website
- ✓ Barbecue
- ✓ Exclusive to Villas Fox clients
- ✓ Garden
- ✓ Near golf courses
- ✓ Near public transport
- ✓ Near supermarket
- ✓ Open-plan kitchen
- ✓ Southwest-facing
- ✓ 2 airports within 45 minutes drive
- ✓ A video of this property is available on the Villas Fox Youtube Channel
- ✓ Direct listing with Villas Fox
- ✓ Fully-furnished (please ask for list)
- ✓ Near bars and restaurants
- ✓ Near medical centre
- ✓ Near schools
- ✓ Not part of a community
- ✓ Private parking for one car

## DESCRIPTION

A charming 3-bedroom, 2-bathroom end-of-row townhouse on the Balcón de la Costa Blanca urbanization, within walking distance of San Miguel de Salinas town centre and all its amenities. Combining a pleasing mixture of traditional rustic features (such as interior archways and wooden window protectors to the exterior) with modern styling to kitchens and bathrooms. The upper terrace has been fitted with glass curtains to create a fantastic space to work or relax. The L-shaped garden which wraps around the house on two sides has a barbecue and plenty of room to entertain. The area to the side of the house could be used for off-road parking or a jacuzzi spa area if you prefer. There is a storage shed to the rear of this area. Upon entering the house the lounge-dining area and open-plan kitchen greet you, and there is a bedroom and shower room on this floor too. An internal staircase with traditional Spanish tiling leads to the landing with distribution to an additional shower room, and two bedrooms. The main bedroom is fitted with a feature bath, which makes a bold statement and is very eye-catching! Patio doors lead into the office area which has been recently instated with the aforementioned glass curtains. Not part of a community, therefore no community fees to pay. 13 minutes walking distance to town swimming pool (outdoor, open in the summer and very well-maintained with low entrance fees). This is a property to fall in love with, and we have provided floorplans, a 360° virtual tour and 3-d model to help you imagine enjoying it yourselves!

## 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.