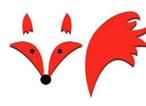


# REF 1563

Villas Fox  
Established 2014  
(0034) 965 720 198

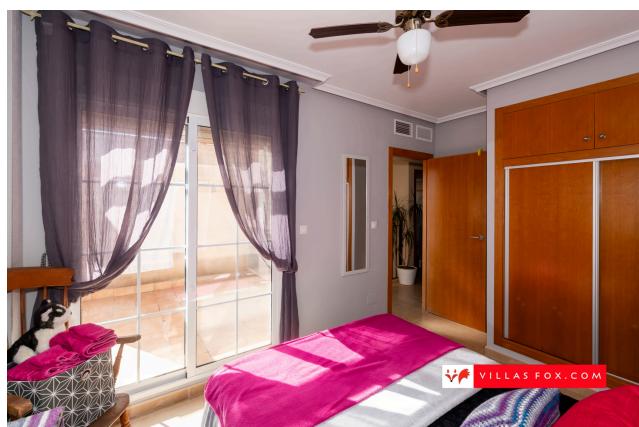


3-BEDROOM TOWNHOUSE, RES. FLAMENCOS, SAN MIGUEL DE SALINAS WITH LARGE UNDERBUILD, POOL

## 189,500€



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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	Mirador de San Miguel	3	3	✓	✓	E	99	89	720 € p.a.	2008		

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## AMENITIES AND FEATURES

<ul style="list-style-type: none"><li>✓ 15 minutes drive to beach</li><li>✓ Air-conditioning (untested)</li><li>✓ Direct listing with Villas Fox</li><li>✓ Exclusive to Villas Fox clients</li><li>✓ Garden</li><li>✓ Private parking for one car</li><li>✓ Swimming pool (communal)</li><li>✓ Underbuild</li></ul>	<ul style="list-style-type: none"><li>✓ 2 airports within 45 minutes drive</li><li>✓ Ceiling fans</li><li>✓ East-facing</li><li>✓ Fibre-optic internet available in this area</li><li>✓ Partially-furnished (some items are not included - please ask for more details)</li><li>✓ Separate kitchen</li><li>✓ Terrace</li><li>✓ Wood-burning fireplace</li></ul>
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## DESCRIPTION

Located in the small, tranquil residential development of Los Flamencos, Mirador de San Miguel, this 3-bedroom, 3-bathroom townhouse has a lot to offer! The property comprises small gardens to the front and rear, and on the ground floor an independent kitchen, cloakroom toilet with room for a washing machine, and a spacious lounge-dining area (with log-burner) with access to the rear garden via patio doors. An internal staircase leads to the upper floor with 2 bedrooms, bathrooms and access via both the landing and the main bedroom to the upper terrace. One of the standout design features of this beautiful home is the gallery on the landing which overlooks the dining area below. There is also a large underbuild area that is currently used as a bedroom, shower room and living area. It even includes a dressing area adjacent to the shower room! Please note that the official build size of 98.90 m<sup>2</sup> does not include the underbuild. The community has a swimming pool just a few steps from your front door which is only shared by a few houses. The town of San Miguel itself is only a short drive away, as are all our fabulous white sand beaches, golf courses and retail centres such as La Zenia Boulevard! This charming home is offered exclusively to Villas Fox clients, so call us today to become one!

## 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.