

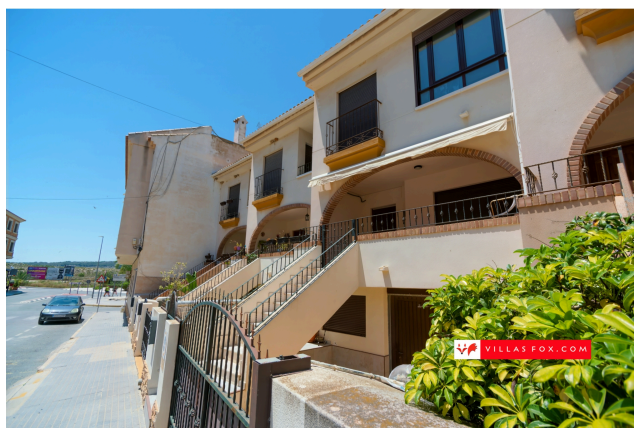
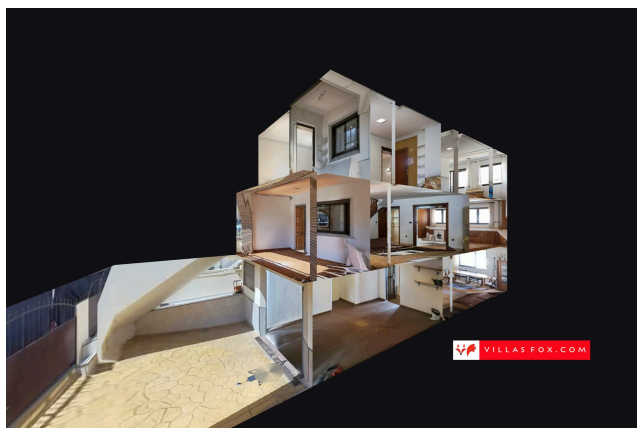
Villas Fox  
Established 2014  
(0034) 965 720 198








# REF 1514

**3-BEDROOM TOWNHOUSE, COMMUNAL POOL, SAN MIGUEL DE SALINAS TOWN CENTRE**

## 249,000€



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	3	3	✓	✓	SE	182		300 € p.a.	2001	E	E

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**AMENITIES AND FEATURES**

- |  |                                      |
|--|--------------------------------------|
| ✓ 15 minutes drive to beach                                  | ✓ 2 airports within 45 minutes drive |
| ✓ 360 degree virtual tour or photos available on our website | ✓ Air-conditioning (untested)        |
| ✓ City views   | ✓ Direct listing with Villas Fox     |
| ✓ Garage   | ✓ Guest apartment                    |
| ✓ Natural (piped) gas supply                                 | ✓ Near bars and restaurants          |
| ✓ Near golf courses  | ✓ Near medical centre                |
| ✓ Near public transport                                      | ✓ Near schools                       |
| ✓ Near supermarket   | ✓ Private parking for one car        |
| ✓ Solar panel(s)   | ✓ Southeast-facing                   |
| ✓ Swimming pool (communal)                                   |                                      |

### DESCRIPTION

A superb south-east-facing 3-bedroom, 3-bathroom townhouse with garage and communal pool in the town centre of San Miguel de Salinas. Part of the garage has been converted into additional living space (shower room, kitchen and lounge). This area has direct access to the beautiful swimming pool! The main floor comprises a spacious lounge-dining area, generous-sized fully-fitted kitchen and W.C. An internal stairway leads to the upper floor with family shower/bathroom with twin sinks, and three twin/double bedrooms. One of the bedrooms has direct access to a small terrace overlooking the pool, and the main bedroom benefits from a separate dressing area. The property benefits from reduced electricity bills, thanks to the solar panel system which was installed in 2022. There is also a natural (piped) gas supply to the property. This large family home on three levels has a lot to offer, and is in a great location with all amenities on your doorstep, in this increasingly popular town. We have provided a 360° tour, floor plans, and 3-dimensional model to help you appreciate the layout of this wonderful property! Call Villas Fox today for more information! <https://floorfy.com/tour/2389702>

### 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.