

Villas Fox  
Established 2014  
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# REF 1549

**4-BEDROOM DETACHED VILLA ON 3 LEVELS WITH GARDEN AND GREAT VIEWS, MIRADOR DE SAN MIGUEL, SAN MIGUEL DE SALINAS**

## 269,950€



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	4	3	✓	✓	E	164	194	360 € p.a.	2008		

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## AMENITIES AND FEATURES

- ✓ 15 minutes drive to beach
- ✓ 360 degree virtual tour or photos available on our website
- ✓ Burglar Alarm
- ✓ East-facing
- ✓ Fibre-optic internet available in this area
- ✓ Fully-furnished (please ask for list)
- ✓ Great views
- ✓ Near golf courses
- ✓ Private parking for one car
- ✓ Shed
- ✓ Swimming pool (communal)
- ✓ Underbuild
- ✓ 2 airports within 45 minutes drive
- ✓ Air-conditioning (untested)
- ✓ Direct listing with Villas Fox
- ✓ Exclusive to Villas Fox clients
- ✓ For all our properties, buyers must have legal representation (lawyer)
- ✓ Garden
- ✓ Guest apartment
- ✓ Open-plan kitchen
- ✓ Sea views (distant)
- ✓ Solarium (private)
- ✓ Terrace

## DESCRIPTION

Please note there is a 360° virtual tour available of this property - ask us for the link! (<https://www.idealista.com/inmueble/109468021/virtual-tour/1/>) Fantastic 4-bedroom detached villa with 2 floors plus an underbuild. Private solarium, communal pool and fantastic views! This beautifully well-kept home on the Mirador de San Miguel residential area (Los Alcores I, formerly known as Paolo IV) offers marvellous uninterrupted views across the adjacent countryside towards the salt lake and Mediterranean in the distance. With off-road parking for one vehicle and a low maintenance garden with storage shed. The ground floor comprises lounge-diner, kitchen, 2 twin/double bedrooms and family bathroom. An internal stairway connects to the upper floor with main bedroom and en-suite bathroom. A generous sun terrace is accessible directly from the main bedroom, and of course also has great views! In addition to the 3 bedrooms and 2 bedrooms on the main two floors, there is a spacious underbuild with games area, bedroom and bathroom, providing excellent guest accommodation. The community has a beautiful swimming pool for you to enjoy and it's only a 15 minute pleasant drive to the beach resort of Mil Palmeras. Many other beaches (and golf courses) can be found within 20 minutes drive. The increasingly popular town of San Miguel de Salinas is only a 5 minute drive away, where you will find a great choice of bars and restaurants. The La Fuente commercial centre is also only a 10 minute drive away. Looking for some retail therapy? You're in luck because one of southern Spain's best shopping experiences the La Zenia Boulevard commercial centre can be reached in just 12 minutes in the car! Anyone for table tennis? Not only is the villa sold fully-furnished, but the table tennis table shown in the photos of the underbuild is also included in the sale! If you're looking for a luxurious Spanish property in a tranquil location with great views with fantastic amenities only a short drive away, this is a fantastic opportunity. Call Villas Fox 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.