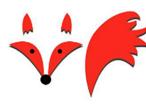


REF 1310

Villas Fox
Established 2014
(0034) 965 720 198



**SAN MIGUEL DE SALINAS 3-BEDROOM LUXURY
VILLA WITH POOL AND CONSERVATORY, LAS
COMUNICACIONES**

349,000€



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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	Las Comunicaciones	3	2	✓	✓	S	104	735	0 € p.a.	1983	E	E

Villas Fox S.L. C/Pablo Picasso, 7, 03193 San Miguel de Salinas, Alicante

info@villasfox.com www.villasfox.com +34 965720198 mobile +34 679012651

AMENITIES AND FEATURES

<ul style="list-style-type: none"> ✓ 15 minutes drive to beach ✓ A video of this property is available on the Villas Fox Youtube Channel ✓ Ceiling fans ✓ Electricity - mains supply ✓ Exterior Lighting ✓ For all our properties, buyers must have legal representation (lawyer) ✓ Ground floor ✓ Jacuzzi ✓ Not part of a community ✓ Oven ✓ Partially-furnished (some items are not included - please ask for more details) ✓ Private parking for two to three cars ✓ South-facing ✓ Summer kitchen with dining area ✓ Water - mains supply 	<ul style="list-style-type: none"> ✓ 2 airports within 45 minutes drive ✓ Barbecue ✓ Direct listing with Villas Fox ✓ Exclusive to Villas Fox clients ✓ Fibre-optic internet available in this area ✓ Garden ✓ Heating ✓ Near schools ✓ Open-plan kitchen ✓ Pantry ✓ Pool (private) ✓ Refrigerator ✓ Store room ✓ Washer
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DESCRIPTION

A wonderful villa on one level on a generous plot with large private swimming pool in a secluded location. Originally built in 1983, the property has recently been modernised extensively. Amongst the many improvements has been the addition of a conservatory which currently houses a jacuzzi and other features that make this a very desirable, modern residence! The property occupies a generous plot size of approximately 735 m2. The swimming pool is slightly larger than the standard 8m x 4m and is actually 8.5m x 5m not including the steps. It is ideally located on the south side of the property. The garden and pool have a modern lighting system that looks great after dark! There is enough space to park 3-4 vehicles, and the garden area is very spacious with plenty of seating areas, an outdoor kitchen and barbecue area, outdoor shower and large pool pumphouse with storage space. Most of the garden is laid to tile for easy maintenance, and there are various established tropical plants that add a splash of colour. The property itself has both front and rear entrances and comprises a large lounge with separate dining area, open-plan kitchen (fully-fitted to a very high standard) with separate pantry and a hallway leading off from the lounge with access to the 3 double/twin bedrooms and 2 bathrooms (including one en-suite to the master bedroom). The master bedroom continues into the conservatory/jacuzzi area which is fitted with one-way glass for privacy, and also serves as a fourth bedroom if required. Please note that this property is not available for immediate sale, as we are waiting for the land registry to finalise the correction of the plot size in the deeds, which has already been declared at the notary, and should be finished in the coming weeks. The urbanization is "Ciudad de las Comunicaciones", known affectionately by the locals as "Los Carteros" (The Postmen), since the first properties (such as this one) were built for officials working in the postal service throughout Spain. That's why you will see a large statue of a stamp on the duck pond and large decorative pillar boxes at the entrance to the development. There is an excellent restaurant (Pimientos) a short walk (approximately 300 metres) from the villa, where you can enjoy wonderful food on their terrace with superb views. The centre of San Miguel itself is 2.5 km from the house and there is an excellent taxi service if you ever feel like walking there (it's downhill), having a meal in the town and getting a taxi back. There are some really great restaurants to choose from in San Miguel. Golf and beach lovers are well catered for, as these are all on your doorstep almost, with the excellent beach resort of Mil Palmeras only a 15 minute drive through the citrus groves and past Campoamor and Las Colinas golf courses. This impressive home is available exclusively through Villas Fox, your San Miguel de Salinas property specialists!

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.