

Villas Fox
Established 2014
(0034) 965 720 198








REF 1546

**3-BEDROOM BUNGALOW VILLA, VILLAS MARÍA
WITH PRIVATE POOL, SUMMER KITCHEN AND
CARPORT**

375,000€



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	Las Comunicaciones	3	2	✓	✓	E	98	504	0 € p.a.	2002		

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AMENITIES AND FEATURES

- ✓ 15 minutes drive to beach
- ✓ A video of this property is available on the Villas Fox Youtube Channel
- ✓ Ceiling fans
- ✓ Direct listing with Villas Fox
- ✓ Exclusive to Villas Fox clients
- ✓ Fireplace
- ✓ Great views
- ✓ Near golf courses
- ✓ Not part of a community
- ✓ Private parking for one car
- ✓ Shed
- ✓ Summer kitchen with dining area
- ✓ 2 airports within 45 minutes drive
- ✓ Air-conditioning (untested)
- ✓ Central heating with radiators
- ✓ East-facing
- ✓ Fibre-optic internet available in this area
- ✓ For all our properties, buyers must have legal representation (lawyer)
- ✓ Laundry room
- ✓ Near schools
- ✓ Pool (private)
- ✓ Separate kitchen
- ✓ Store room
- ✓ Terrace

DESCRIPTION

Villas María is an exclusive development of detached villas with private pools on the edge of the Sierra Escalona nature reserve. It forms part of the larger Ciudad de las Comunicaciones residential area in the popular Spanish town of San Miguel de Salinas, just 15 minutes drive from the magnificent white sand beaches of the Costa Blanca. This 3-bedroom detached villa with private pool is built on one level, ie is a traditional bungalow style, offering a high level of comfort and luxury in a very pleasant, tranquil environment. It is offered in excellent condition, and includes 3 double/twin bedrooms, 2 bathrooms (one of which is en-suite to the main bedroom), plus an additional WC by the pool. A very well-equipped summer kitchen even has its own utility and storage room with room for a fridge and freezer! There are plenty of shaded seating areas, and the wrap-around wide terrace with glass balustrades to the front of the property is a really nice feature. Off-road parking is provided by a carport with electric gates, constructed to a very high standard, in keeping with the rest of the property. Other features included an outdoor shower with hot water, pool pump house, and two wooden sheds. Climate control is via air-conditioning, gas fireplace in the lounge and central-heating radiators throughout (gas-powered with liquid gas deposit). To the side of the main house is a utility/laundry room. We have provided a walk-through video, so you will soon be able to familiarise yourselves with the layout of this outstanding property. Available exclusively to Villas Fox clients, the number one estate agency in San Miguel de Salinas.

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.