

REF 1564

Villas Fox
Established 2014
(0034) 965 720 198



**5-BEDROOM, 5-BATHROOM VILLA ON 2 LEVELS,
PRIVATE POOL, BLUE LAGOON, ORIHUELA COSTA**

385,000€



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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
Orihuela Costa	Blue Lagoon	5	5	✓	✓	SE	189	400	179 € p.a.	1997	E	E

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

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AMENITIES AND FEATURES

<ul style="list-style-type: none"> ✓ 10 minutes drive to the beach ✓ 360 degree virtual tour or photos available on our website ✓ Air-conditioning (untested) ✓ Direct listing with Villas Fox ✓ Electric Hot Water ✓ Exclusive to Villas Fox clients ✓ Fireplace ✓ Garden ✓ Guest apartment ✓ Landscaping ✓ Near bars and restaurants ✓ Near public transport ✓ Near supermarket ✓ Pool (private) ✓ Separate kitchen ✓ Solarium (private) ✓ Store room ✓ Water - mains supply 	<ul style="list-style-type: none"> ✓ 2 airports within 45 minutes drive ✓ A video of this property is available on the Villas Fox Youtube Channel ✓ Barbecue ✓ Electric gates to driveway/garage ✓ Electricity - mains supply ✓ Fibre-optic internet available in this area ✓ For all our properties, buyers must have legal representation (lawyer) ✓ Great views ✓ Heating ✓ Laundry room ✓ Near golf courses ✓ Near schools ✓ Office ✓ Private parking for two cars ✓ Shed ✓ Southeast-facing ✓ Terrace
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DESCRIPTION

Presenting a delightful 5-bedroom property in the Blue Lagoon area of San Miguel de Salinas/Orihuela Costa (yes, it's right on the border, but technically it's in Orihuela Costa!), close to amenities and only a short 10 minute drive to the beaches. Offering 2 floors each with their own lounge and kitchen, with no internal staircase, so perfect for guest accommodation to be separate from the rest of the house. The upper level has 3 bedrooms and 2 bathrooms (one of which is en-suite to the main bedroom), and the lower level has 2 bedrooms, an office and 2 bathrooms (again, one of which is en-suite). There is an additional WC adjacent to the lower terrace, ideal for pool users who don't need to enter the house! Both levels have their own semi-circular terrace with plenty of room to relax, plus there is a large private solarium with magnificent views on the top, accessed via an external stairway. There is a barbecue area to the south side of the home, storage area and laundry room. Of course the main attraction is the swimming pool, which has recently been measured to have a total surface area of 29.40 m², and where you will undoubtedly make lots of happy memories splashing around for a large part of the year thanks to our wonderful climate! There is off-road parking for 2 cars, but street parking is readily available. We have provided a 360° virtual tour and also a video to help you get to know every inch of this property before you even view it in person, which we highly recommend, because no amount of photos and videos can truly do it justice. If you're looking for a large family home in the sun, in a great location, then this one is surely hard to beat! Available exclusively from Villas Fox, so call us directly today to avoid disappointment. The annual community fees are 179[€] if paid on time. {loadmoduleid 627}

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.