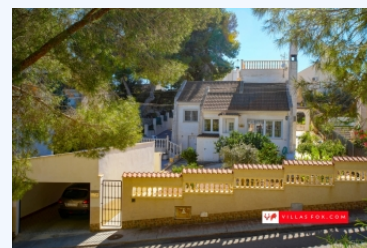


1333, 4-BEDROOM DETACHED VILLA WITH GUEST APARTMENT, LAS COMUNICACIONES, SAN MIGUEL DE SALINAS

Detached villa. **Reserved.**
240,000 €



Las Comunicaciones, San Miguel de Salinas, 03193, Alicante, Comunidad Valenciana

[PRINT BROCHURE -](#)

[PHOTO GALLERY](#)

www.villasfox.com/property?id=1333 Las Comunicaciones has proven to be one of the most popular areas for our clients who appreciate beautiful scenery and tranquility. Yet because fabulous beach resorts, top-class golf courses, towns and shopping centres are all within 15 minutes drive, there is no need to feel isolated from all the fun and enjoyment that the Costa Blanca has to offer! This 4-bedroom villa was originally constructed in 1983 and has had many improvements over the years, but it is now time for new owners to breathe fresh life and ideas into this holiday home which could easily serve as your new permanent home too! The plot is walled and is a generous 579 m2 in size, with plenty of room for you to construct a swimming pool if required. The main level comprises 3 bedrooms, 2 shower rooms, fully-fitted kitchen, utility room (galería), lounge and adjoining room which could be used as an office, gym or simply a large cloak room. There is a covered patio in the rear garden with awnings which would make an ideal place to share a meal outdoors, especially as it is right next to the entrance to the kitchen. The highest point of the rear garden also has a small patio with garden furniture for you to sit and contemplate with a drink and a book! An external metal staircase leads to the upper floor which is styled as guest accommodation with lounge, kitchenette, bathroom and under-the-eaves spacious bedroom. There is also a tiled storage area adjoining the lounge, and a small south-facing terrace overlooking the rear garden. A spiral staircase leads from this terrace to a private solarium above with great views of the pink salt lake and Mediterranean in the distance. It's a superb place to privately sunbathe or enjoy a rooftop barbecue! In addition to all this there is a multi-purpose underbuild room and separate tool shed. A private garage with direct access from the street and rear door has recently been constructed. The garden includes various citrus and pomegranate trees and currently enjoys frequent visits from a beautiful peacock! If you love wildlife then you will also be able to watch the squirrels playing in the pine trees and the ducks and hens in the small park with pond opposite. There are two small childrens play areas close to the house, and across the main road is Pimiento's restaurant where you can enjoy fine dining with great views - even occasional live entertainment and wine-tasting nights etc in the busier months. The town centre of San Miguel is only a 30 minute walk or 5 minute drive away, but if you're more in the mood for a peaceful walk in the forest, the Sierra Escalone nature reserve is on your doorstep and will take you years to fully explore! One of our favourite beach resorts is Mil Palmeras, and you will be there in 15 minutes having enjoyed a pleasant drive through citrus groves and past the golf courses of Campoamor and Las Colinas. This exciting opportunity is available exclusively to Villas Fox clients so call us today for more information! {loadmoduleid 177}

BASIC INFORMATION:

Bed : 4
Bath : 3

LAND INFORMATION:

Constructed: 134
m2 of living
areas
Lot Size : 579

BUILDING INFORMATION:

Year built : 1983
Number of Floors : 3

CONVENIENCE:

General Amenities: Water - mains supply, Sea views (distant), Safe, North-facing, Near golf courses, Great views, Fireplace, Fibre-optic internet available in this area, Exclusive to Villas Fox clients, Electricity - mains supply, Direct listing with Villas Fox, Air-conditioning (untested), 2 airports within 45 minutes drive, 15 minutes drive to beach, For all our properties, buyers must have legal representation (lawyer),
Exterior Amenities: Solarium (private), Room to build a swimming pool, Private parking for one car, Patio (open), Garden, Garage, Fruit Trees,
Interior Amenities: Underbuild, Store room, Guest apartment, Galeria (utility room), Fly screens,

MORE INFORMATION

Additional Information

Annual community fees : [0 €](#) SUMA IBI (annual property tax) : [432 € \(2023\)](#) SUMA RESIDUOS (annual waste collection) : [75 € \(2023\)](#) SUMA PODAS (annual garden prunings) : [72 € \(2023\)](#)
Valor de Referencia (rateable value) : [257.584 €](#)



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