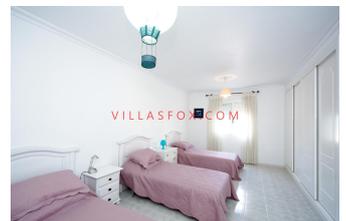


**REF 24810**

**DETACHED VILLA 685,000€**



Town	Zone						Size	Plot	Comm Fees	Year	Price
San Miguel de Salinas	Las Comunicaciones	4	4.0	✓	✓	SE	397 m2	1,324 m2	0 € p.a.	2004	685,000 €

## www.villasfox.com Ref 24810 Description

\* 15 minutes drive to beach \* 2 airports within 45 minutes drive \* Air-conditioning \* Balcony \* Barbecue \* Burglar Alarm \* Carport \* Ceiling fans \* Direct listing with Villas Fox \* Exterior Lighting \* Garage \* Great views \* Heating \* Jacuzzi \* Laundry room \* Near golf courses \* Off-road parking for 3-4 cars \* Pool (private) \* Range/Oven \* Refrigerator \* Room in kitchen for dining table (cocina-comedor) \* Separate kitchen \* Solarium (private) \* Southeast-facing \* Store room \* Summer kitchen with dining area \* Terrace \* Under-floor heating \* Underbuild \* Wood-burning fireplace

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San Miguel de Salinas luxury villa in the exclusive Las Comunicaciones urbanization on a very large plot (1,324 m<sup>2</sup>). This magnificent villa is built on 3 levels and includes a garage, carport and additional off-road parking for several vehicles. Built to a very high standard on 3 levels as follows:

**Basement (166 m<sup>2</sup>)** - garage, snooker room, triple bedroom with en-suite bathroom, additional WC and large laundry or utility room which could be used as an additional kitchen to create a separate apartment.

**Ground floor (166 m<sup>2</sup>)** - entrance hall, large L-shaped lounge, dining area, separate kitchen with additional dining area, double bedroom with en-suite bathroom, twin bedroom, additional family bathroom.

**First floor (65 m<sup>2</sup>)** - landing area, master bedroom with en-suite semi-circular bathroom (with both bath and separate shower cubicle), access to large sun terrace via patio doors and bay-shaped window with dressing table area, overlooking the pool and gardens.

**Garden (total plot size 1,324 m<sup>2</sup>)** - large kidney-shaped swimming pool with separate circular jacuzzi pool and plenty of space for sun loungers, barbecue and summer kitchen area. The swimming pool is roughly on the south-east side of the house and is not overlooked, so receives plenty of sun throughout the day.

This fantastic home is just one of many apartments, townhouses and villas offered for sale by Villas Fox, having been appointed directly by the current owners. We have by far the best selection of properties in the San Miguel de Salinas area. Our office is on the San Miguel ring road (Ronda Oeste) between the Repsol petrol station and the Masymas supermarket. We are open 9am-6pm Monday-Friday and 10am-1pm Saturday, and look forward to discussing your local property requirements with you! We can also help with NIE numbers, solicitors, currency exchange, insurance, advanced alarm systems etc. Ask us for our detailed buying guide.

### San Miguel de Salinas

San Miguel de Salinas is a very popular Spanish town just 15 minutes drive from the beaches of Mil Palmeras, Campoamor, Cabo Roig, La Zenia, Torreveja, La Mata, Guardamar etc and surrounded by beautiful countryside which includes citrus and almond groves and the national park of Sierra Escalona right on our doorstep. You can walk and cycle for miles along the canal which runs right next to the town.

There's a great variety of bars and restaurants, both Spanish and international (almost 30 in the town centre alone, which means the annual tapas run event is very popular!!). If you're looking for a holiday destination or a place to live all year round, San Miguel is a great choice as it has all amenities (primary and secondary schools with excellent reputations, banks, health centre which never closes, 3 pharmacies, large outdoor swimming pool, footba

The information above is provided for guidance only and we cannot be held responsible for any errors.