

Villas Fox
Established 2014
(0034) 965 720 198








REF 1544

**SUPERB 3 BEDROOM TORRESTRELLA LUXURY
VILLA WITH PRIVATE POOL, SAN MIGUEL DE
SALINAS**

349,000€



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	3	✓	✓	W	147	509	0 € p.a.	2000	F	E

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AMENITIES AND FEATURES

- ✓ 15 minutes drive to beach
- ✓ Air-conditioning (untested)
- ✓ Central heating with radiators
- ✓ Direct listing with Villas Fox
- ✓ Exclusive to Villas Fox clients
- ✓ Fixed price sale (no offers)
- ✓ Galeria (utility room)
- ✓ Garden
- ✓ Heated pool
- ✓ Near golf courses
- ✓ Partially-furnished (some items are not be included - please ask for more details)
- ✓ Pergola
- ✓ Pool size 8 x 4 metres approx
- ✓ Solarium (private)
- ✓ West-facing
- ✓ 2 airports within 45 minutes drive
- ✓ Barbecue
- ✓ Conservatory
- ✓ Electric Hot Water
- ✓ Fibre-optic internet available in this area
- ✓ For all our properties, buyers must have legal representation (lawyer)
- ✓ Garage
- ✓ Great views
- ✓ Landscaping
- ✓ Not part of a community
- ✓ Pellet burner
- ✓ Pool (private)
- ✓ Recently renovated and modernised
- ✓ Unfurnished

DESCRIPTION

A very fine example of a Torrestrella villa with private pool and idyllic views, Las Comunicaciones, San Miguel de Salinas. Beautiful gardens, garage, sun terrace and conservatory. Additional utility/breakfast room. A very fine example of a Torrestrella villa with private pool and idyllic views, Las Comunicaciones, San Miguel de Salinas. Beautiful gardens, garage, sun terrace and conservatory. Air-conditioned. To be sold with white goods and pellet burner, but otherwise unfurnished. Additional utility/breakfast room. Please note, this is a fixed price sale, ie no offers. Torrestrella is a small urbanization of 42 luxury villas with private pools which in turn forms part of the larger Las Comunicaciones development located approx 2-3 km from the town centre of the popular Spanish town of San Miguel de Salinas. All Torrestrella properties have the possibility of a mains gas connection, central heating with radiators, and distinctive sandstone garden walls. Please note that the central heating system has not been used for some time, and the mains gas supply will require reconnecting and inspecting should you decide to use it, and a new boiler will be required. We can recommend an excellent local plumber who can do this for you. This particular villa also has stunning views from the upper sun terrace across open fields towards the castle and town of San Miguel, and also the nearby Sierra Escalona pine forest, which provides an unspoilt area of natural beauty for you to explore. As you can see from the photographs, the property is in immaculate condition, with several recent improvements. Front and rear gardens are relatively low-maintenance with a combination of tiled areas and gravel beds planted with established tropical plants, shrubs, cacti, succulents and palms. Access between front and rear gardens is via a secure gate to one side, and through the garage on the other side of the house. The swimming pool is well-positioned to enjoy plenty of sunlight throughout the day, and the countryside views can be enjoyed from the pool-side. A pergola/chill-out area has recently been installed with bluetooth LED system where you can relax in the shade after your dip in the pool! To the front of the house is a small conservatory accessed by a very short flight of steps, and the main entrance which leads into the lounge (with new pellet burner), dining area and open-plan kitchen. An additional utility or breakfast room has been added to the side of the kitchen (included in the deeds) which has access to both the front and rear gardens. Also on the ground floor is a double bedroom with spacious en-suite shower room, and an additional WC adjacent to the staircase. The upper floor comprises a large family shower room and 2 double bedrooms, both of which have patio doors, in one room leading to a juliet balcony overlooking the swimming pool, and in the other room leading directly onto the sun terrace. There is also access to the sun terrace via a doorway on the upper landing. Although the property is located in a quiet residential area, it is only a 2 minute drive or 15 minute walk to the Castillo de Conesa (Conesa Castle), the location of one of the 4 Alingui restaurants in the area, where you can enjoy a superb meal amidst spectacular surroundings and after a glass or two of your favourite tippie you will feel just like you're in the famous Alhambra Palace in Granada!! The pretty church square and small town of San Miguel is a further 15 minute walk from the castle. Other great places to visit include the Sierra Escalona pine forest (4 minute walk), Mil Palmeras, La Zenia, Cabo Roig, Campoamor etc beaches (15 minute drive), Las Colinas golf course and country club (8 minute drive), La Fuente commercial centre (10 minute drive), La Zenia Boulevard (15 minute drive), Torrevieja marina (20 minutes), Orihuela medieval town (25 minutes), Murcia city (45 minutes) and Alicante marina and medieval quarter (50 minutes). The international airports of Elche-Alicante and Murcia are both just 45 minutes away.

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.