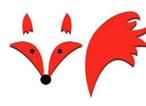


REF 1430

Villas Fox
Established 2014
(0034) 965 720 198



5-BEDROOM VILLAS MARÍA VILLA, LAS
COMUNICACIONES, SAN MIGUEL DE SALINAS
LARGE PLOT

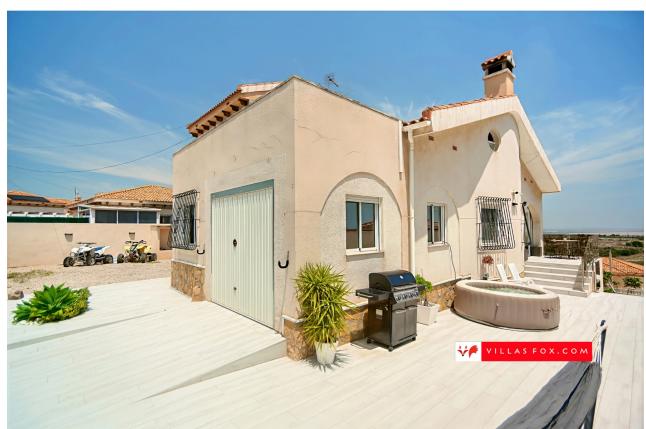
599,999€



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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 |
|--------------------------|-----------------------|---|---|--|--|--|------------|-------------------------|---------------------------------|---------------|-------------------|---------------------|
| San Miguel de Salinas | Las Comunicaciones | 5 | 3 | | | | 230 | 967 | | 2000 | E | E |

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

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AMENITIES AND FEATURES

| | |
|---|--|
| ✓ 15 minutes drive to beach | ✓ 2 airports within 45 minutes drive |
| ✓ Air-conditioning (untested) | ✓ Ceiling fans |
| ✓ Conservatory | ✓ Direct listing with Villas Fox |
| ✓ East-facing | ✓ Exclusive to Villas Fox clients |
| ✓ Fibre-optic internet available in this area | ✓ For all our properties, buyers must have legal representation (lawyer) |
| ✓ Fruit Trees | ✓ Galeria (utility room) |
| ✓ Garage | ✓ Garden |
| ✓ Great views | ✓ Guest apartment |
| ✓ Laundry room | ✓ Near golf courses |
| ✓ Not part of a community | ✓ Persian blinds |
| ✓ Room to build a swimming pool | ✓ Sea views (distant) |
| ✓ Separate kitchen | ✓ Solarium (private) |
| ✓ Terrace | ✓ Underbuild |

DESCRIPTION

A stunning property on a very large 967 m² plot located on the exclusive Villas María urbanization, Ciudad de las Comunicaciones, San Miguel de Salinas. Built over 3 levels with garage. The stand-out feature has to be the incredible sweeping views from the lounge and adjacent terrace which allows you a birds-eye view right to the salt lake and the Mediterranean beyond. You will never tire of admiring such a wonderful view! The main floor comprises spacious lounge/dining area with fireplace, adjacent terrace with glass curtains and direct access to the garden, separate kitchen with utility area, 3 double/twin bedrooms and family bathroom. The upper floor comprises main bedroom with private sun terrace, a family bathroom, and an additional large attic-style bedroom that incorporates a multi-use area. The lower floor (which is accessed via an internal stairway) has been recently modernised and now has a large laundry room, bedroom, office and additional storage area. There is direct access to the garden. The garden has potential to be landscaped and have a large private pool installed, and reaches to the next street, so the property is bounded by 2 different streets on the south-west and north-east sides of the property, and a footpath on the north-west side. The main entrance side of the home has a tiled garden and large fish pond! There is so much to discover about this wonderful villa that you have to see it with your own eyes! Just a 15 minute drive to the fabulous white sand beaches of Mil Palmeras, Campoamor, La Zenia etc, and a 5 minute drive to the town centre of San Miguel de Salinas itself.

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.