

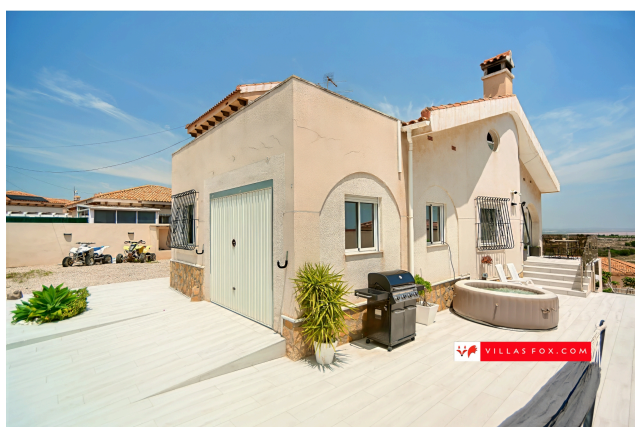
Villas Fox
Established 2014
(0034) 965 720 198










REF 1430

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

599,999€



| 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 |  |  | E | 230 | 967 | | 2000 | E | E |

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AMENITIES AND FEATURES

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