

# REF 1586

Villas Fox  
Established 2014  
(0034) 965 720 198



3-BEDROOM DETACHED VILLA WITH ABSOLUTELY STUNNING VIEWS, LAS COMUNICACIONES, SAN MIGUEL DE SALINAS

**549,000€**



VILLAS FOX.COM



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	✓	✓	NW	153	596	0 € p.a.	2002	E	D

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## AMENITIES AND FEATURES

✓ 15 minutes drive to beach

✓ 2 airports within 45 minutes drive

- ✓ A video of this property is available on the Villas Fox Youtube Channel
- ✓ Barbecue
- ✓ Direct listing with Villas Fox
- ✓ Fibre-optic internet available in this area
- ✓ Great views
- ✓ Pool (private)
- ✓ Summer kitchen

- ✓ Air-conditioning (untested)
- ✓ Ceiling fans
- ✓ Elevator
- ✓ Garage
- ✓ Northwest-facing
- ✓ Separate kitchen

## DESCRIPTION

Enjoy breathtaking views from this delightful 3-bedroom, 3-bathroom detached villa with pool and garage in Las Comunicaciones, San Miguel de Salinas! Presented in excellent condition and a superb layout that is bright and spacious. The property is accessed from street level by both external stairs or a lift which takes you to the garden and pool area. The property itself is built on two levels, with one of the bedrooms being located on the ground floor, and two on the upper floor. Both upper floor bedrooms have their own en-suite bathrooms, and there is a family bathroom on the ground floor. Both upper bedrooms have direct access via patio doors to the large sun terrace on this level, with amazing views. This terrace measures approximately 31 m2. The lounge and dining area provide a large area for relaxing and entertaining and have parquet flooring throughout. There is an outdoor barbecue area, and laundry room, chillout area, wall climbing zone and of course a garage for your car! A beautiful home which you will love every minute of living in ! {loadmoduleid 646}

## 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 (Asoci?cion 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.