

# # 1222, VILLASMARÍA DETACHED VILLA WITH 3 BEDROOMS, LAS COMUNICACIONES, SAN MIGUEL DE SALINAS

Detached villa. **Current.**  
325,000 € - 292,500 €



## Las Comunicaciones, San Miguel de Salinas, 03193, Alicante, Comunidad Valenciana

[PRINT BROCHURE -](#)

[PHOTO GALLERY](#)

<https://spainfotos.villasfox.com/Villas-Maria-292500-euros> This 3-bedroom, 2-bathroom detached villa on the Villas María residential estate (part of Las Comunicaciones, San Miguel de Salinas) has plenty to offer! For a start the 10 x 4m pool is larger-than-average so is great for keen swimmers, and the driveway is long enough to accommodate up to 3 vehicles. The house itself is built on two levels with direct access to the upper floor via the pedestrian entrance and a large sun terrace overlooking the pool on one street, and direct access to the ground floor via the driveway which has access onto the adjacent street. An elegant internal stairway connects both floors. The upper floor comprises the master bedroom (which is particularly spacious), a second bedroom, and a family bathroom. The lower floor comprises a third bedroom, storage/boiler room, independent kitchen, lounge-dining room and conservatory which has views to the pool area. There is an additional double-storage building in the garden with two entrances which could be used as a summer kitchen, and also a wooden shed. There are some established trees in the gardens, but it is mostly tiled for low maintenance. For nature lovers, the entrance to the Sierra Escalona pine forest and nature reserve is only a couple of minutes walk away, and you can walk for hours in this area of unspoilt natural beauty, admiring the flora and fauna! It is a 20 minute walk to the Alingui restaurant, set in the grounds of the Conesa castle (built in the style of the Alhambra Palace), where the surroundings are breathtaking. The food here is excellent value, but it's also only a 15-20 minute walk to Pimiento's restaurant where you can enjoy fine dining, an excellent Sunday roast, wonderful views from the terrace, and several live events, wine-tasting etc throughout the busier months. San Miguel de Salinas town centre with all its amenities, supermarkets, bars and restaurants is only a 5 minute drive away, and Mil Palmeras beach (our favourite!) is only a 15 minute drive through the citrus groves and past the golf courses of Campoamor and Las Colinas (which also has a gym you can pay to use). We hope we will soon be able to welcome you as neighbours to this beautiful part of the world, with such an enviable climate too! {loadmoduleid 177} {loadmoduleid 331} {loadmoduleid 374}

### MORE INFORMATION

#### Additional Information

Annual community fees : [0 €](#) SUMA IBI (annual property tax) : [495 €](#) SUMA RESIDUOS (annual waste collection) : [75 €](#) SUMA PODAS (annual garden prunings) : [72 €](#)

### BASIC INFORMATION:

Bed : 3  
Bath : 2

### LAND INFORMATION:

Constructed: 141  
m2 of living  
areas  
Lot Size : 566

### BUILDING INFORMATION:

Year built : 2002

### CONVENIENCE:

**General Amenities:** Water - mains supply, Not part of a community, Near golf courses, Fireplace, Fibre-optic internet available in this area, Exclusive to Villas Fox clients, Electricity - mains supply, Electric Hot Water, Direct listing with Villas Fox, Ceiling fans, Air-conditioning, A video of this property is available on the Villas Fox Youtube Channel, 2 airports within 45 minutes drive, 15 minutes drive to beach,

#### Exterior Amenities:

Terrace, Shed, Private parking for two to three cars, Pool size 10 x 4 metres approx, Pool (private), Garden,

**Interior Amenities:** Separate kitchen, Furnished, Conservatory,



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