24890, SAN MIGUEL DE SALINAS TOWNHOUSE WITH BREATHTAKING VIEWS FOR SALE, BALCóN DE LA COSTA

Semi-detached villa. **Sold.**
~~122,000 €~~ 109,000 €









Balcón de la Costa Blanca, San Miguel de Salinas, 03193, Alicante, Comunidad Valenciana

PRINT BROCHURE PHOTO GALLERY

Balcón de la Costa Blanca semi-detached townhouse with stunning views and gardens on both sides! Located walking distance from the centre of San Miguel de Salinas town, and only a 15 minute drive to the coast. The Balcón de la Costa Blanca urbanization is an ideal location if you are looking for independent living at affordable prices, close to the coast and with all the amenities of a small and friendly Spanish town. The property has street parking to the rear on the south-east side of the house and the property is entered via a walled, tiled garden with great views across the "campo" (countryside) to the town of San Miguel. The ground floor comprises American-style kitchen with utility area, modern bathroom with shower, lounge-dining area and a conservatory with breathtaking views towards the salt lake, Torrevieja and the Mediterranean. You can enjoy the view all day long, and even at night you can admire the twinkling lights of Torrevieja in the distance! An external stairway from the conservatory leads to an additional tiled garden and access to a lower floor with bathroom, very spacious double bedroom and store room. There is an additional storage area adjacent to the entrance to this area. The top floor of the house is reached via an internal stairway to the upper landing with 2 double bedrooms and WC. Both bedrooms on this floor have access via patio doors to a large sun terrace, again with amazing views to enjoy. The distribution of the house is as follows: Lower floor (almacen): 30m2. Ground floor (vivienda): 59m2. Upper floor (vivienda): 34 m2. However, the title deeds still describe the original layout of only ground floor with 1 bedroom. The property is fully compliant with town planning regulations but it is not possible to add the additional floors to the title deeds because the community of owners no longer exists and therefore it is not possible to obtain permission from the community of owners, which is a requirement from the land registry when modifying the description of the title deeds on properties which are described as belonging to a community of owners. Properties like this are bought and sold all the time, and the only disadvantage is that if you require a mortgage, the bank will calculate their maximum loan amount based on the size of the house as described in the title deeds. The nearest bar-restaurant to the property is Whispers (approx 100 metre walk along the path to the front of the property), and the closest supermarket (Anfecope) is approx 650 metres away in San Miguel. There are petanca, tennis and padel courts, plus a new park is under construction approx 400 metres away. There is a bus service (the stop is close to Anfecope supermarket) to Torrevieja, Orihuela and Murcia. The property is to be sold fully-furnished. Call us today to discuss! {loadmoduleid 177}

MORE INFORMATION
Additional Information
Annual community fees : 0 €

BASIC INFORMATION:	
Bed	: 3
Bath	: 3

LAND INFORMATION:	
Constructed: 123 m2 of living areas	

BUILDING INFORMATION:	
Year built	: 1993
Floor area (Total)	: 123

CONVENIENCE:
General Amenities: Washer,Southeast-facing,Sea views,Refrigerator,Oven,Near schools,Near medical centre,Near golf courses,Near bars and restaurants,Heating,Great views,Exclusive to Villas Fox clients,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,10 minutes drive to the beach,
Exterior Amenities: Terrace,Garden,
Interior Amenities: Underbuild,Store room,Open-plan kitchen,Fully-furnished (please ask for list),Conservatory,



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