

# 1171, VILLAS MARÍA LUXURY VILLA WITH  
GUEST APARTMENT, GAMES ROOM AND  
PRIVATE POOL!

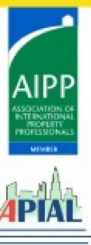
Detached villa. **Sold.**  
350,000 €

VILLAS  FOX  
**RESERVED/RESERVADO!**



**965 720 198**

**679 012 651**



[www.villasfox.com](http://www.villasfox.com)

Ref:



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

[PRINT BROCHURE](#)

[PHOTO GALLERY](#)

A detached villa with private pool, guest apartment, conservatory, off-road parking and spectacular views from the master bedroom! The upper floor is accessed directly from street level and comprises 3 double bedrooms, lounge, family bathroom, separate dining room, independent kitchen and conservatory. The master bedroom has a feature 1-way window offering amazing views to wake up to, and also has a walk-in wardrobe and en-suite bathroom. An external staricase leads to the swimming pool, gardens and the lower part of the house which comprises a large lounge, bathroom, and laundry room. This level is ideal as guest accommodation. There is also a games room with table tennis table, and colourful mosaic motifs adorn the walls surrounding the pool. The covered terrace adjacent to the pool offers very welcome shade on the hottest days. The property is air-conditioned and has ceiling fans (including fans to the covered terrace) for your comfort. Located on the exclusive Villasmaría residential area, which forms part of the Las Comunicaciones wider urbanization. Ciudad de las Comunicaciones is a residential area of luxury villas set amidst beautiful countryside, where you can enjoy nature, wonderful views, quiet walks in the forest, peace and tranquility. Yet the beaches and amenities of the nearby coastline and town of San Miguel de Salinas are only a short drive away. For example, the seaside resort of Mil Palmeras can be reached via a beautiful country road through the forest and past the golf courses of Campoamor and Las Colinas (which has a great gym you can pay to use), usually with very little traffic and only a 15 minute ride. This beach town was listed as being in the top 10 for the whole of Spain in a recent article in El Español newspaper! There are 2 or 3 fantastic places to eat and drink on or close to this urbanization, including Pimientos Restaurant (800 metres walk from the house) and the Alingui restaurant based in the Conesa Castle (a faux Alhambra-style castle located on the road to San Miguel town centre) which is 2,200 metres from the property. The town centre of San Miguel itself is approximately 3 km away. If you would like to take a walk in the forest of Sierra Escalona, there is an entrance close to the house (150 metres away) which takes you directly into this area of outstanding beauty which measures 4,700 hectares! {loadmoduleid 177} {loadmoduleid 331}

### MORE INFORMATION

#### Additional Information

Annual community fees : [0 €](#) SUMA IBI (annual property tax) : [474 € \(2022\)](#) SUMA RESIDUOS (annual waste collection) : [76 € \(2022\)](#) Valor de Referencia (rateable value) : [203.380 €](#)

### BASIC INFORMATION:

Bed : 3  
Bath : 3

### LAND INFORMATION:

Constructed: 172  
m2 of living  
areas  
Lot Size : 500

### BUILDING INFORMATION:

Year built : 2002

### CONVENIENCE:

**General Amenities:** Southwest-facing, Sea views (distant), Not part of a community, Near schools, Near golf courses, Intercom door entry system, Great views, Fibre-optic internet available in this area, Exclusive to Villas Fox clients, Direct listing with Villas Fox, Ceiling fans, Air-conditioning, 2 airports within 45 minutes drive, 15 minutes drive to beach,

**Exterior Amenities:** Terrace, Private parking for one car, Pool (private), Garden, Covered Patio,

**Interior Amenities:** Separate kitchen, Partially-furnished (several major items may not be included - please ask for more details), Laundry room, Guest apartment,



Name	<b>Sorelle Fox</b>
Address	C/Pablo Picasso, 7, San Miguel de Salinas, Alicante
Phone	+34 965 720 198
Mobile	+34 616 508 663