

# # 1234, LAS COMUNICACIONES SAN MIGUEL DE SALINAS 4-BEDROOM VILLA FOR SALE WITH DOUBLE GARAGE, POOL, GREAT VIEWS!

Detached villa. **Current.**  
325,000-€315,000 €



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

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[PHOTO GALLERY](#)

<https://spainfotos.villasfox.com/Las-Comunicaciones-Villa-Ref-1234> Enjoy magnificent views from this super Las Comunicaciones villa in beautiful San Miguel de Salinas! It has a wonderful vantage point to enable you to see for miles around, either from the swimming pool area, the large terrace on the main level, or from the solarium roof terrace. It includes a separate apartment for guests, and a garage big enough for two vehicles. The swimming pool has a retractable, clear cover to allow you to keep swimming the whole year long! There is a flight of stairs to reach the apartment level, and an additional flight of stairs to reach the main level. Besides a very spacious lounge-dining area (with direct access via patio doors to the terrace), there is a separate kitchen with utility area, 3 double bedrooms (with an en-suite bathroom featuring a corner bathtub to the master bedroom) and an additional family shower room. There is also a balustraded terrace to the rear of the property on the main level which is accessed via the kitchen. Here you can enjoy the sun in the afternoons and beautiful views of the adjacent Sierra Escalona nature reserve, which is likely to soon be given national park status. Adjacent to the swimming pool is a conservatory with concertina-style glass doors which can be folded back to open it out. There is a barbecue in this area, so it serves as a summer kitchen, as well as a convenient storage area for sun loungers etc. The large sun terrace has a pergola with toldo (awning) to create a shaded area in the hotter months, and a raised decking area with stone table and chairs to take full advantage of the view whilst you enjoy a bite to eat or drink. The guest apartment is very generous in size, with a large lounge-dining-kitchen area, a double bedroom with fitted wardrobes and shower room. There is a small area to sit and relax outside the apartment too. The property benefits from ceiling fans, air-conditioning and solar panels. The beautiful beaches and golf courses that this area is famous for are all within 15 minutes drive, and the town centre of San Miguel de Salinas is only a 5 minute drive away. There is a fantastic restaurant (Pimiento's) which is only a 7 minute walk (600 metres). Our favourite seaside resort (Mil Palmeras) is easily accessed via a drive through the orange and lemon groves past Las Colinas and Campoamor golf courses. There are plenty of wonderful restaurants lining the pedestrianised street which leads from the car park to the sea, and even a couple of beach bars to relax in whilst you watch the early morning Pilates classes on the sand! This fine property is available exclusively from Villas Fox, so call us directly for more information or to organise a viewing. We look forward to hearing from you! {loadmoduleid 177} {loadmoduleid 349}

### BASIC INFORMATION:

Bed : 4  
Bath : 3

### LAND INFORMATION:

Constructed: 225  
m2 of living  
areas  
Lot Size : 555

### BUILDING INFORMATION:

Year built : 1999

### CONVENIENCE:

**General Amenities:** Water - mains supply, Swimming Pool, Solar panel, Natural (piped) gas supply, Mountain views, Great views, Fibre-optic internet available in this area, Exclusive to Villas Fox clients, Electricity - mains supply, Direct listing with Villas Fox, Air-conditioning, 2 airports within 45 minutes drive, 15 minutes drive to beach,  
**Exterior Amenities:** Summer kitchen, Private parking for two cars, Pool (private), Garage,  
**Interior Amenities:** Partially-furnished (several major items may not be included - please ask for more details), Fly screens, Conservatory,

**MORE INFORMATION**  
Additional Information

Annual community fees : [0€](#)



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