

**REF 24538**

**DETACHED VILLA 370,000€**



Town	Zone						Size	Plot	Comm Fees	Year	Price
San Miguel de Salinas	Las Comunicaciones	4	3.0	✓	✓	S	175 m2	549 m2	0 € p.a.	2002	370,000 €

\* 15 minutes drive to beach \* 2 airports within 45 minutes drive \* Air-conditioning \* Ceiling fans \* Close to golf courses \* Direct listing with Villas Fox \* Fireplace \* Garage \* Garden \* Great views \* Off-road parking for 1 car \* Open-plan kitchen \* Pool (private) \* Pool can be heated \* Satellite Dish \* South-facing \* Store room \* Terrace

A fabulous and spacious villa with private pool and countryside views, located in the exclusive residential area of Villasmaría, Las Comunicaciones, San Miguel de Salinas. You will be able to enjoy luxury, peace and tranquility in this beautiful home! The property has a large garage with extensive underbuild (no shortage of storage space) which connects with the rest of the house via an internal staircase. The ground floor is also accessed via an external flight of stairs and a vestibule area, and comprises a large lounge-dining area, 2 ground-floor bedrooms (one of which with en-suite bathroom), shared bathroom, and kitchen area. There is also a fireplace and an additional storage cupboard in the lounge. Patio doors lead from both the lounge and the kitchen to the covered terrace, pool and garden. There is also an external door to the kitchen.

A wide marble staircase leads to the upper floor with 2 double bedrooms and shared bathroom. There is a large sun terrace overlooking the pool, which is accessed both by a door to the landing and patio doors to the main bedroom.

Most of the garden is very low-maintenance and set to tile, with established specimen plants and an ornamental garden area to enjoy by the main entrance. There are no properties on the opposite side of the street, just pine trees, countryside and great views!

The urbanization has recycling points on all streets which are emptied almost daily, and there is a free (apart from a small annual charge) garden waste collection service.

The villa offers spacious and comfortable accommodation for 8 or more people, and would represent an excellent rental investment. But should you choose to make this your permanent home here in Spain, you will not be disappointed.

Other features include air-conditioning, wall heaters and ceiling fans for your comfort, fitted wardrobes and fly screens fitted to all windows.

Villasmaría is a small development of luxury villas, nestled beneath the Sierra Escalona natural park, which you can explore on foot or mountain bike for hours and hours as it is very extensive and home to abundant unspoilt flora and fauna such as rabbits, eagles, owls and even the occasional wild boar if you are lucky enough to spot one! Although there are no commercial premises on Villasmaría itself, there are 2 bar-restaurants (Phoenix Nights and Pimientos) approximately 10 minutes walk away, and the town of San Miguel itself is only a 5 minute drive or 45 minute country walk.

This fantastic home is just one of many apartments, townhouses and villas offered for sale by Villas Fox, having been appointed directly by the current owners. We have by far the best selection of properties in the San Miguel de Salinas area. Our office is on the San Miguel ring road (Ronda Oeste) between the Repsol petrol station and the Masymas supermarket. We are open 9am-6pm Monday-Friday and 10am-1pm Saturday, and look forward

The information above is provided for guidance only and we cannot be held responsible for any errors.