

REF: # 11972

SAN MIGUEL (BLUE LAGOON)

**INFO**

PRICE:	270.000 €
PROPERTY TYPE:	Villa (Semi detached)
LOCATION:	San Miguel (Blue Lagoon)
BEDROOMS:	4
BATHROOMS:	3
BUILD:	156 (m2)
PLOT:	255 (m2)
TERRACE:	-
YEAR:	-
FLOOR:	-
OLD PRICE	-

**DESCRIPTION**

This immaculate GERMAN STANDARD fully furnished semi-detached corner House, 4 bedrooms, 3 bathrooms in the sought after area of BLUE LAGOON - LAS FILIPINAS has all manner of amenities within walking distance. On entering the property you will find a paved low maintenance garden area that wraps around the house with a beautiful pool, outside shower, toilet and BBQ. The garden is very spacious allowing plenty of room for sunbathing and outside dining. The house is distributed over two levels, on the ground floor is the entrance to a self-contained apartment, furnished to a very high standard throughout and consisting of an open plan lounge/dining area with fireplace, a fully equipped open American style Kitchen, 2 double-sized bedrooms with fitted wardrobes and a bathroom. On the second floor you have an open plan lounge / dining area with a separate fully equipped closed American style kitchen, 2 double-sized bedrooms, one with ensuite bathroom and a fabulous covered roof terrace with panoramic views over the community and sea! The property further benefits from air-conditioning hot/cold throughout, alarm system, double glazing, heated bathroom floors, storage / utility room, internet and mosquito nets. Within walking distance you have an abundance of amenities including; shops, bars, restaurants, local swimming pool, mini golf and bus stop. There are the popular commercial centres La Fuente and Villamartin Plaza, within easy reach by car as are 4 championship golf courses including Campoamor, Las Ramblas, Villamartin and Las Colinas, plus the Zenia Boulevard shopping centre with 150 shops, along with the wonderful blue flag, sandy crystal-clear beaches, synonymous with the

Orihuela Costa! At such a high standard throughout and "READY TO MOVE IN" this property is a real gem, with the additional advantage of a wonderful separate fully contained apartment this property will not be on the market for long! Only 45 mins drive from Alicante and Murcia Airports.

STYLE	VIEWS	AIRCONDITIONING	DISTANCE TO :
• Mediterranean	• Panoramic views	• Central airconditioning	Beach : 4 Km Airport: 50 Km Town center : 1 Km
ORIENTATION	FURNITURE	PARKING	MAIN LIVING AREA
South East West	• Furnished	Parking no Cars: 1	• Storage • Bathroom en-suite
FLOORING	KITCHEN	GARDEN AND TERRACES	HEATING
• Tile floors	• Open kitchen • Equipped kitchen	• Covered terrace • Open terrace • Exterior lights • Fenced • Stone walls • BBQ/grill • Private garden	• Radiators • Fireplace electric
EXTRA			
• Built in wardrobes • Alarm • Reinforced door • Double glazed windows • Satellite TV • Storage room			

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