



**In Sun  
Properties Spain**  
since 1999

REF: # 7215

SAN MIGUEL (EL GALAN)



#### INFO

<b>PRICE:</b>	369.000 €
<b>PROPERTY TYPE:</b>	Villa
<b>LOCATION:</b>	San Miguel (El galan)
<b>BEDROOMS:</b>	4
<b>BATHROOMS:</b>	4
<b>BUILD:</b>	172 (m2)
<b>PLOT:</b>	400 (m2)
<b>TERRACE:</b>	34 (m2)
<b>YEAR:</b>	1995
<b>FLOOR:</b>	-
<b>OLD PRICE</b>	-



#### DESCRIPTION

We are delighted to offer for sale this deceptively spacious 172m2 Detached Villa on a 400m2 plot in BLUE HILL, SAN MIGUEL DE SALINAS which has been reformed over time to include a Granny annex and office. This property would be perfect for 2 families or a large extended family. The Villa distributes over two floors. From the garden you access the ground floor via a corner wrap around 17m2 porch. Here you find the lounge/dining area, fitted kitchen, stairs to the first floor and guest toilet. There is also an inner hallway which provides access to the ground floor bathroom and to the Granny Annex. This Annex comprises of a 12m2 bedroom with access into the lounge/dining area and kitchen. There is also direct access from the exterior of the property into this Annex. Leading up from the ground floor living area you have a hallway providing access into the master bedroom (of 22m2) which has an ensuite bathroom and access to a 17m2 corner wrap around terrace. From the hallway there is also access into the office (which could be an additional bedroom). From here you have access into another bedroom with ensuite bathroom. In addition you have an 18m2 solarium with sea views. The garden is landscaped and includes a private 8x4 swimming pool and Jacuzzi. Qualities include; parking within the plot with carport, Oil electric radiators, Satellite TV, Alarm and is to be sold part furnished. The Villa is situated in a popular residential area close to the centre of Villamartin and set between the commercial centres La Fuente and Villamartin Plaza. For Golf enthusiasts, you have a number of prestigious Courses nearby like Villamartin Golf, Las Ramblas and Campoamor. You also have the large centro Commercial Zenia Boulevard and the beaches of Orihuela Costa within a 10 minute drive. In under an hour you have the

International Airports of Alicante and Murcia Corvera. By Train there are connections Madrid-Alicante (2:30 h)  
AVE Madrid-Murcia & Barcelona-Alicante (4.5 h)

<b>STYLE</b> <ul style="list-style-type: none"> <li>Mediterranean</li> </ul>	<b>VIEWS</b> <ul style="list-style-type: none"> <li>Panoramic views</li> <li>Sea views</li> </ul>	<b>DISTANCE TO :</b> <div>Beach : 3 Km</div> <div>Airport: 50 Km</div> <div>Town center : 1 Km</div>	<b>ORIENTATION</b> <div>South west</div>
<b>FURNITURE</b> <ul style="list-style-type: none"> <li>Furnished</li> </ul>	<b>PARKING</b> <div>Parking no Cars: 2</div>	<b>TAX</b> <div>Community : 300 €</div> <div>I.B.I : 497 €</div>	<b>MAIN LIVING AREA</b> <ul style="list-style-type: none"> <li>Games room</li> <li>Bathroom en-suite</li> </ul>
<b>FLOORING</b> <ul style="list-style-type: none"> <li>Tile floors</li> <li>Stone floors</li> </ul>	<b>GUEST APARTMENT</b> <div>Living Areas: 50 m m</div> <div>Kitchen : 1</div> <div>Bedrooms:1</div> <div>Bathrooms : 1</div>	<b>KITCHEN</b> <ul style="list-style-type: none"> <li>Open kitchen</li> <li>Equipped kitchen</li> </ul>	<b>GARDEN AND TERRACES</b> <ul style="list-style-type: none"> <li>Covered terrace</li> <li>Open terrace</li> <li>Landscaped</li> <li>Stone walls</li> <li>Private garden</li> </ul>
<b>EXTRA</b> <ul style="list-style-type: none"> <li>Outdoor jacuzzi</li> <li>Built in wardrobes</li> <li>Alarm</li> </ul>			

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