

# TPS HOMES

## INMOBILIARIA PROPERTY CONSULTANTS

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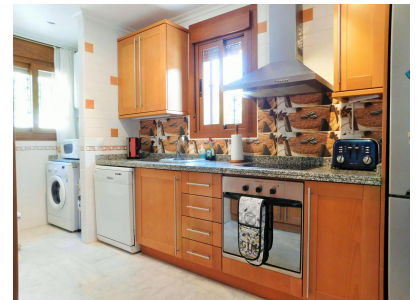
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### 3 bedroom Detached Villa in San Miguel De Salinas

Ref: TPS0020

178,950 €



3 Bedrooms

2 Bathrooms

114 m<sup>2</sup> House area

208 m<sup>2</sup> Plot area

Swimming pool: Communal

✓ Air conditioning

✓ Alarm system

✓ Furnished

✓ White goods

✓ Off road parking

✓ Solarium

✓ Utility room

✓ Fitted wardrobes

✓ Fireplace

Here we have a gorgeous detached villa in the Urb La Canada, San Miguel de Salinas. Consisting of 3 bedrooms and 2 bathrooms being built in 2007, facing east.

Located in an enclosed complex on a private road, close to the community swimming pool and green areas. On a plot of 208m<sup>2</sup> with plenty of private seating areas of 18m<sup>2</sup> to enjoy the sun drenched garden. The villa is a good size of 114m<sup>2</sup> split over 2 floors with lots of added extras. Some being off road parking, new conservatory, extra windows in kitchen and bedrooms for more natural light and fitted doors in-between hallways.

A brief description of the property: you enter into the spacious, well designed living room which has a gas fire place in the middle leading through into the independent new conservatory. This has direct access to the garden for alfresco dining. The separated kitchen comes with modern top and bottom units and white goods, towards the utility room at the rear. Also on the ground floor are the 2 double sized bedrooms with built in wardrobes and the family bathroom with renovated walk in shower. The second bedroom at the moment is being used as an office. Upstairs holds the main double bedroom with fitted wardrobes and a wonderful en-suite bathroom with walk in shower. The bedroom has direct access to the private L shaped solarium of 26.50m<sup>2</sup>, great for catching the Spanish sun. This villa benefits from having mosquito nets on all windows and doors, electric wall heaters, easy sliding French wooden doors, outside storage shed, pre-alarm system, ceiling fans, air-conditioning throughout and bathroom heaters. Fully furnished with sea views.

There are a few bar/restaurants within walking distance but you are only a few minutes' drive from the typical Spanish town of San Miguel de Salinas with its many fiestas and amenities. Including schools, street markets, pharmacies and doctors. You will be only 10 minutes' drive from 5 championship golf courses La Marquesa, Villamartin, Campoamor, Las Ramblas and Las Colinas Golf. 12 minutes from the La Zenia Boulevard shopping complex and many blue flag beaches of the Mediterranean. The community fees per year are €264 with the suma being €350 per year.



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