



## 3 bedroom Detached Villa in Blue Lagoon

Ref: TPS0001

184,000 €



3 Bedrooms

2 Bathrooms

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

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

Swimming pool: Private

✓ Air conditioning

✓ Central heating

✓ Partially furnished

✓ White goods

✓ Off road parking

✓ Solarium

✓ Utility room

✓ Fitted wardrobes

✓ BBQ

I am proud to present this wonderful detached villa in San Miguel de Salinas, on the boarder of Villamartin. Consisting of 3 bedrooms and 2 bathrooms, built in 1991 facing east.

Having wonderful sea views from the private balcony and roof top solarium, this villa benefits from having all amenities within walking distance including the championship golf course of Villamartin. It comes with natural gas for the central heating throughout including air-conditioning and a lovely built in brick BBQ. The surrounding garden is easy to maintain having mature trees and potted plants. There is an outside shower and 3 store rooms. This villa has a surface area of 104m<sup>2</sup> split over 2 individual floors.

A brief description of the property: you enter through the electric gates, to the new private swimming pool of 5x2.5 meters on the right which leads to the front terrace. A spacious area, covered for shade in the summer months by the electric toldos. Entering the villa you have the L shaped living-dining room, an airy room leading to the French style kitchen. This comes fitted with top and bottom units and white goods. The hallway is through the space saving sliding door, leading you to the 2 double sized bedrooms with built in wardrobes and ceiling fans. The family bathroom has been renovated to a high standard with a beautiful walk in shower. There is also a storage cupboard/cloak room. Upstairs is accessed by the external stairs towards the rear of the villa. This is a fantastic separated annex for guests or family members, which holds a wonderful living-dining room with open kitchen, double sized bedroom with built in wardrobes and a renovated bathroom with walk in shower. Here has glazed sliding doors to the private balcony of 39m<sup>2</sup>. The perfect place to catch the Spanish sun!! There is a spiral staircase that takes you to the roof top solarium, having wonderful views across the towns and towards the Mediterranean Sea. Comes with electric blinds, solar panelled water system on the roof, mosquito nets throughout being part furnished.

Blue Lagoon has all you need on your door step with plenty of bars, restaurants and shops to choose from, including hair dressers, furniture shops and large supermarkets. There is a great international school nearby and Villamartin golf course is just 3 minutes in the car. There is also another 6 championship golf courses close by to choose from. Just 10 minutes in the car are the blue flagged beaches and La Zenia boulevard shopping centre.

Community fees are €131 per year with the suma being €311 per year.

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