



## Las Comunicaciones, San Miguel de Salinas, 03193, Alicante, Comunidad Valenciana

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[PHOTO GALLERY](#)

<https://spainfotos.villasfox.com/Las-Comunicaciones-1310> A wonderful villa on one level on a generous plot with large private swimming pool in a secluded location. Originally built in 1983, the property has recently been modernised extensively. Amongst the many improvements has been the addition of a conservatory which currently houses a jacuzzi and other features that make this a very desirable, modern residence! The property occupies a plot of approximately 735 m2 (catastral data) and has a built size of 116 m2. The swimming pool is slightly larger than the standard 8m x 4m and is actually 8.5m x 5m not including the steps. It is ideally located on the south side of the property. The garden and pool have a modern lighting system that looks great after dark! There is enough space to park 3-4 vehicles, and the garden area is very spacious with plenty of seating areas, an outdoor kitchen and barbecue area, outdoor shower and large pool pumphouse with storage space. Most of the garden is laid to tile for easy maintenance, and there are various established tropical plants that add a splash of colour. The property itself has both front and rear entrances and comprises a large lounge with separate dining area, open-plan kitchen (fully-fitted to a very high standard) with separate pantry and a hallway leading off from the lounge with access to the 3 double/twin bedrooms and 2 bathrooms (including one en-suite to the master bedroom). The master bedroom continues into the conservatory/jacuzzi area which is fitted with one-way glass for privacy, and also serves as a fourth bedroom if required. There are effectively only 2 neighbouring properties since the small road upon which the property is located loops round to the other side of the garden. The urbanization is "Ciudad de las Comunicaciones", known affectionately by the locals as "Los Carteros" (The Postmen), since the first properties (such as this one) were built for officials working in the postal service throughout Spain. That's why you will see a large statue of a stamp on the duck pond and large decorative pillar boxes at the entrance to the development. There is an excellent restaurant (Pimientos) a short walk (approximately 300 metres) from the villa, where you can enjoy wonderful food on their terrace with superb views. The centre of San Miguel itself is 2.5 km from the house and there is an excellent taxi service if you ever feel like walking there (it's downhill), having a meal in the town and getting a taxi back. There are some really great restaurants to choose from in San Miguel. Golf and beach lovers are well catered for, as these are all on your doorstep almost, with the excellent beach resort of Mil Palmeras only a 15 minute drive through the citrus groves and past Campoamor and Las Colinas golf courses. This impressive home is available exclusively through Villas Fox, your San Miguel de Salinas property specialists! {loadmoduleid 177} {loadmoduleid 259} {loadmoduleid 331} {loadmoduleid 457}

### MORE INFORMATION

#### Additional Information

Annual community fees : [0 €](#)

### BASIC INFORMATION:

Bed : 3  
Bath : 2

### LAND INFORMATION:

Constructed: 116  
m2 of living  
areas  
Lot Size : 735

### BUILDING INFORMATION:

Year built : 1983  
Floor area (Total) : 116

### CONVENIENCE:

**General Amenities:** Water - mains supply, Washer, South-facing, Refrigerator, Oven, Not part of a community, Near schools, Heating, Ground floor, Fibre-optic internet available in this area, Exclusive to Villas Fox clients, Electricity - mains supply, Direct listing with Villas Fox, Ceiling fans, A video of this property is available on the Villas Fox Youtube Channel, 2 airports within 45 minutes drive, 15 minutes drive to beach,  
**Exterior Amenities:** Summer kitchen with dining area, Private parking for two to three cars, Pool (private), Garden, Exterior Lighting, Barbecue,  
**Interior Amenities:** Store room, Partially-furnished (several major items may not be included - please ask for more details), Pantry, Open-plan kitchen, Jacuzzi ,



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