



## 3 chambre Villa à vendre dans San Miguel de Salinas, Alicante

**345.000€**

We are pleased to present this interesting detached villa, set within a tranquil, established residential urbanisation, which benefits from year-round residents and open views.

This is one of my favourites properties due to the nice plot size (700m<sup>2</sup>) and the two generous terraces, providing ample outdoor space for relaxation and entertaining. A key feature is the substantial lower ground floor (basement), which benefits from excellent natural light and ventilation... perfect to be transformed into a bespoke cinema room, games room, bar, or independent guest accommodation, limited only by your imagination. Central heating is installed throughout for year-round comfort.

For golf enthusiasts, the location is truly exceptional. The property is positioned within a short drive of several highly-regarded courses, with four major clubs—La Finca, Las Colinas, La Marquesa, and Vistabella—all situated less than 20km away. Notably, the prestigious Las Colinas Golf & Country Club is only a 6km from the front door.

Offered unfurnished, this villa represents an outstanding opportunity for families seeking a spacious new home or an accessible retreat. It also holds compelling potential as an investment property. While the kitchen and bathrooms may benefit from a cosmetic refresh or modernisation, this is a minor update that has been reflected in the asking price, allowing the new owner to tailor these areas to their precise taste and specification. The swimming pool has been recently re-grouted ensuring it is ready for the forthcoming season.

Early viewing is advised!

 3 chambres

 700m<sup>2</sup> Taille de la parcelle

 3 salles de bains

 Piscine

 125m<sup>2</sup> Taille de construction

