



REF: # 7173

SAN MIGUEL (BLUE LAGOON )



#### INFO

PRICE:	320.000 €
PROPERTY TYPE:	Villa
CITY:	San Miguel (Blue Lagoon )
BEDROOMS:	4
Bathrooms:	3
Build ( m2 ):	201
Plot ( m2 ):	400
Terrace ( m2 ):	15
Year:	2000
Floor:	-
Old price	-



#### DESCRIPTION

This is a STUNNING 4 bedroom, 3 bathroom, 201m2 DETACHED VILLA in Urb. BLUE LAGOON, SAN MIGUEL DE SALINAS. The villa has been refurbished within the last 5 years and occupies a spacious 400m2 private corner plot with 8x4 swimming pool. This Villa would make the perfect permanent residence or vacation home. The Villa distributes over 3 floors. You enter the main area of the property from the middle level. Steps lead to a lovely glazed terrace/winter garden which leads into the main living area. Here you find the lounge with gas fire and modern furnishings, the spacious dining - perfect for entertaining and the inner hallway which leads through the spectacular modern gloss white kitchen which was refurbished just 2 years ago. It boasts a 5 ring gas hob, extractor, double oven, dishwasher and fridge-freezer. There is a double bedroom and bathroom on this level also. Leading down you have enclosed parking for a vehicle – though this space would also make a fantastic games room. There is a summer kitchen/utility room and dining area which leads out to the private pool and garden, bar, two good sized bedrooms and a shower room. The garden is landscaped, low

maintenance and within the plot you find a Jacuzzi and lots of terrace space to dine, entertain family and friends and sunbathe. Generally making the most of our fantastic Mediterranean climate. On the upper level you have the master suite with attached shower room and a lovely sunny terrace with sea views. Qualities include; AC to the lounge and all bedrooms, Gas central heating and Alarm. This home will not fail to impress! Urbanisation Blue Lagoon is quite unique in that most of the homes are quite different in both style and size with a Moorish theme throughout. It offers 24 hour security and there are a number of local bars and restaurants in walking distance and within a few kilometers will find some of the best beaches on the Orihuela Costa, along with a number of world class Golf courses and the famous Zenia Boulevard Shopping Centre. For those looking as a permanent residence with children, the villa is within walking distance to El Limonar International School (ELIS, Villamartin); educating children from ages 3 to 18 from more than 30 different nations, however the majority of students attending the school are either British or Spanish. Within 5 minutes drive you can reach the centres of both Villamartin (also easily accessed on foot) and San Miguel de Salinas. Villamartin is a bustling hub with a very prominent expatriate community; here you will find any array of services including a Pharmacy, Dentist, Post room, a number of Hair Salons, Banks and a supermarket, not to forget the famous Villamartin Plaza – home to not only a number of quality bars and restaurants but also some very colorful parrots. San Miguel de Salinas is perched on a hilltop above the salt lakes and still retains its Spanish charm, again with an array of amenities including supermarkets, banks, pharmacies, bars and restaurants. There is also a very popular weekly market here every Wednesday. Local roads connect the town with Orihuela, Bigastro, Torrevieja. Urb Blue Lagoon is approximately 50 minutes from both Alicante and RMU Corvera International Airports and only 3km from the coast. By Train there are connections Madrid-Alicante (2:30 h) AVE Madrid-Murcia & Barcelona-Alicante (4.5 h)

#### ENERGETIC CERTIFIED



<b>STYLE</b>	<b>VIEWS</b>	<b>DISTANCE TO :</b>	<b>ORIENTATION</b>
<ul style="list-style-type: none"><li>• Modern</li><li>• Mediterranean</li></ul>	<ul style="list-style-type: none"><li>• Panoramic views</li><li>• Sea views</li></ul>	<div>Beach : 3 Km</div> <div>Airport: 50 Km</div> <div>Town center : 1 Km</div>	<div>South East West</div>
<b>FURNITURE</b>	<b>PARKING</b>	<b>TAX</b>	<b>MAIN LIVING AREA</b>
<ul style="list-style-type: none"><li>• Furnished</li></ul>	<div>Garage no Cars : 1</div> <div>Parking no Cars: 2</div>	<div>Community : 290 €</div> <div>I.B.I : 635 €</div>	<ul style="list-style-type: none"><li>• Storage</li><li>• Games room</li><li>• Bathroom en-suite</li></ul>
<b>FLOORING</b>	<b>KITCHEN</b>	<b>GARDEN AND TERRACES</b>	<b>HEATING</b>
<ul style="list-style-type: none"><li>• Tile floors</li><li>• Stone floors</li></ul>	<ul style="list-style-type: none"><li>• Closed kitchen</li><li>• Equipped kitchen</li></ul>	<ul style="list-style-type: none"><li>• Covered terrace</li><li>• Open terrace</li><li>• Exterior lights</li><li>• Landscaped</li><li>• Stone walls</li><li>• Private garden</li></ul>	<ul style="list-style-type: none"><li>• Fireplace gas</li></ul>
<b>EXTRA</b>			
<ul style="list-style-type: none"><li>• Outdoor jacuzzi</li><li>• Built in wardrobes</li><li>• Storage room</li></ul>			









































***"OUR EXPERIENCE IS YOUR GUARANTEE"***