



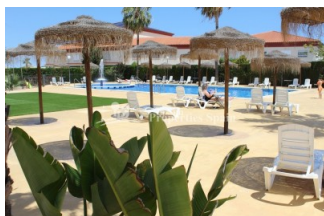
REF: # 8121

ORIHUELA COSTA (LAS FILIPINAS )



#### INFO

PRIS:	174.900 €
BOLIG TYPE:	Villa
STED:	Orihuela Costa (Las Filipinas )
SOVEROM:	3
Bad:	2
BOAREAL ( m2 ):	115
TOMT ( m2 ):	200
Terrasse ( m2 ):	22
ÅR:	1999
ETASJER:	-
MELDING	179.900 €




#### BESKRIVELSE

"READY TO MOVE IN " Wonderful detached VILLA in BLUE LAGOON, SAN MIGUEL DE SALINAS has been maintained to a high level by a German owner and is on a plot of 200m2 with various sunny terraces. On the ground floor there are 2 double-sized bedrooms, 1 newly renovated bathroom, an open plan kitchen, a large living/dining room with soapstone stove, storage room and a large winter garden with a cosy fireplace. Entering through a staircase from the outside you will find on the 1st floor a separate spacious studio flat with sleeping corner, kitchenette, living room and separate shower room, leading out to a large terrace area with BBQ and beautiful views! On the 2nd floor is another large roof terrace with amazing views of the sea and the salt lakes! The property is situated in a very quiet area with sun all around the house and is in walking distance to all amenities, supermarkets (Mercadona and Aldi), restaurants and bars, new public pool "Marimba Blue", Minigolf, El Limonar school and the popular La Fuente commercial centre is very near. The beautiful beaches of Orihuela Costa only 4km away

and the famous shopping centre Zenia Boulevard only a few minutes drive by car. Corvera Airport in Murcia and El Altet Airport in Alicante are both 45 minutes drive by car. Blue Lagoon is surrounded of the most beautiful golf courses in the area Real Club de Campoamor, Las Ramblas, Villamartin, Las Colinas etc...This is a home to live in all year around and has a very good RENTAL POTENTIAL Many extras include; covered carport and electric entrance gate, fly screen blinds on ALL windows upstairs and downstairs, 3 air conditioning units hot & cold, 1 gas barbecue on the upper terrace and 1 large barbecue/fireplace with different inserts (from Germany) in the winter garden and enough dry wood reserve for soapstone stove in the living room which is stored under roof. The Kitchen has high quality appliances from MIELE, there is a laundry room and oil central heating (oil tank 700 l - for one winter you need approx. 350 l heating oil, recently filled!).

#### ENERGETIC CERTIFIED



<b>STIL</b> <ul style="list-style-type: none"> <li>Mediterranean</li> </ul>	<b>UTSIKT</b> <ul style="list-style-type: none"> <li>Panorama</li> <li>Sjø utsikt</li> </ul>	<b>AIRCONDITION</b> <ul style="list-style-type: none"> <li>Stue</li> <li>Kjøkken</li> <li>Soverom</li> </ul>	<b>DISTANSE TIL :</b> <div>Strand : 4 Km</div> <div>Flyplass: 40 Km</div> <div>Sentrum : 2 Km</div>
<b>ORIENTERING</b> <div>South east</div>	<b>PARKERING NR BILER</b> <div>Garasje nr biler : 1</div>	<b>SKATT</b> <div>Community : 135 €</div> <div>I.B.I : 250 €</div>	<b>HOVED BOLIG</b> <ul style="list-style-type: none"> <li>Lagerrom</li> <li>Bad on suite</li> </ul>
<b>FLOORING</b> <ul style="list-style-type: none"> <li>Fliser</li> </ul>	<b>GJESTE HUS/LEILIGHET</b> <div>Stue: 50 m m</div> <div>KJØKKEN : 1</div> <div>Soverom:1</div> <div>Bad : 1</div>	<b>KJØKKEN</b> <ul style="list-style-type: none"> <li>Åpent kjøkken</li> <li>Hvitevarer</li> </ul>	<b>HAGE TERASSER</b> <ul style="list-style-type: none"> <li>Ooverbygd terrasse</li> <li>Åpen terrasse</li> <li>Utebelysning</li> <li>Automatisk vanningsystem</li> <li>Inngjerdet</li> <li>Stein murer</li> <li>Elektrisk port</li> <li>Barbeque</li> <li>Privat hage</li> </ul>
<b>OPPVARMING</b> <ul style="list-style-type: none"> <li>Radiatorer</li> <li>Ved peis</li> </ul>	<b>EXTRA</b> <ul style="list-style-type: none"> <li>Innebygde garderober</li> <li>Sikkerhets dør</li> <li>Vinduer med dobbelt glass</li> <li>Sattelit TV</li> <li>Lager rom</li> </ul>	<b>ENERGETIC CERTIFIED</b> <div>  </div>	

**"OUR EXPERIENCE IS YOUR GUARANTEE"**