



## San Miguel de Salinas, Alicante, EL GALAN, 03193

Immaculately presented property within walking distance of amenities.

It comprises of a terrace enclosed with glass curtains which can be fully folded back. This opens into the lounge with a fabulous open plan kitchen and utility room adjacent. The hall leads to the modern shower room and two double bedrooms, both with fitted wardrobes. Stairs in the lounge access a third bedroom with fitted wardrobes and a recently renovated shower room. A door leads out to a large roof solarium with plenty of room to relax or entertain, and enjoys distant sea views. Outside, and the south west facing garden is laid with artificial grass for easy maintenance. There is a stone dining set and a barbeque for entertaining. Another fabulous feature of this property is the very large basement, accessed from the garden. With plenty of room to stand up, the basement offers lots of storage space and the possibility of a gym or games/hobby room. This fabulous property also benefits from air conditioning, internet and is to be sold mostly furnished. Only 10 minutes drive to the nearest beaches on the Orihuela Costa. Viewing highly recommended!

### BASE INFORMATION:

Bed : 3  
Bath : 2

### LAND INFORMATION:

Square meter: 76  
Plot Size : 84

### CONVENIENCE:

**General Amenities:** South Facing, Mosquito nets, large solarium with sea views, It has been reformed, Covered Terrace, Ceiling fans, built in wardrobes, Basement, Barbecue, Air Conditioning,

### NEIGHBORHOOD:

Super market : 3 minutes by Car  
Beach : 10 minutes by Car  
Coffee shop : 15 minutes by Walk  
Airport : 45 minutes by Car  
Hospital : 20 minutes by Car  
Shopping center : 10 minutes by Car