



**Property type :** Villa

**Location :** Monovar

**Area :** Alicante

**Bedrooms :** 6

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 541 m<sup>2</sup>

**Plot area :** 11200 m<sup>2</sup>

**Airport :** 30 mins

**Beach :** 30 mins

**City :** walking

**Golf :** 25 mins

- |                            |                                       |                  |
|----------------------------|---------------------------------------|------------------|
| ✓ Fast Internet & Phone    | ✓ Mains Electric                      | ✓ Mains Water    |
| ✓ Oil Central Heating      | ✓ Electric Gates                      | ✓ Double Glazing |
| ✓ Walking Distance To Town | ✓ Walking Distance - Restaurant / Bar | ✓ Fenced Plot    |
| ✓ Annexe / Guest House     | ✓ Fireplace - Log Burner              | ✓ Alarm System   |
| ✓ Barbecue                 | ✓ Garage                              | ✓ Utility Room   |
| ✓ Terrace                  | ✓ Dressing Room                       | ✓ White Goods    |
| ✓ Furnished                | ✓ Cess Pit / Septic Tank              |                  |

Detached villa with pool, barbecue, private gardens with lagoon, on a mature plot of 3 acres in Monóvar, Alicante. This detached house is situated on a 13,417 m<sup>2</sup> plot and consists of a main building, annex shed, swimming pool with changing room and barbecue, an old lagoon in mature gardens with large pine trees. The house has a total area of 436 m<sup>2</sup>. On the ground floor, the day area has a spectacular and bright living-dining room with a fireplace and a kitchen-diner with a pantry.

The bedroom area houses three double bedrooms with a shared bathroom, a master bedroom with dressing room and private bathroom, as well as a service bedroom with bathroom. A large loft with an office can be converted into further bedrooms if required. The lower ground floor includes a garage with capacity for one car and a machine room with oil heating installation. The house has marble floors and PVC windows with double glazing. Outside there is a pool area which includes a large covered porch, barbecue, changing room and toilet facilities.

The car port accommodates two cars. This property is ideal as a family home, although it is also easily convertible into two properties with some renovation. Perfect for families looking for a home inland and easy access of town, airport and beaches. Please note there is a high speed railway line which runs past the property but it is not noisy or intrusive. Monovar is a small town in Alicante province, with a population of over 13,000 people. It is about 15 km from Pinoso and famous for its marble quarries, shoe making and wine. It is in a pretty, mountainous area, the town stands at a height of 341m (1,119 ft). Monovar has several traditional fiestas during the year, ranging from "Dwarves and Giants" in July to the week-long town fiesta in September in honour of the Virgen de los Remedios.

Like many towns in the area, traditional food includes rice dishes made with rabbit and snail, gazpacho manchego - a hearty rabbit stew, migas - fried breadcrumbs with garlic and usually chorizo and of course the local red wine. There are 4 bodegas close by.

The modern day town has many bars and restaurants, small shops, a large supermarket, bullring, two wineries, a theatre/concert hall and a cultural centre. Monovar is a safe and friendly place to live and makes an interesting day visit. It is located on the CV83, the main road that runs from Elda to Pinoso.