



**Property type :** Commercial

**Location :** Monovar

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 5

**Swimming pool :** Optional

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 675 m<sup>2</sup>

**Plot area :** 500 m<sup>2</sup>

**Airport :** 30min

**Beach :** 35min

✓ Fast Internet & Phone

✓ Air Conditioning

✓ Garage

✓ Terrace

✓ Furnished

✓ Mains Electric

✓ Walking Distance - Restaurant / Bar

✓ Basement

✓ Solarium

✓ Mains Sewerage

✓ Mains Water

✓ Fenced Plot

✓ Utility Room

✓ White Goods

Large Town House with business potential in Monovar, Alicante. It has a massive size of 790m<sup>2</sup> with a floor space of 675m<sup>2</sup>. Inside are 4 bedrooms, 2 kitchens, 3 bathrooms, plus the 2 toilets in the bar. The bar area is currently not being used, closed since just a few months ago, but all fully fitted and ready to run, with a kitchen, storage room, separate dining room and plenty of space inside for tables, as well as outside space on the pavement, reserved for tables. There is also a large underground garage with space for many cars, and two roof terraces with space for a large non-permanent pool and tables, with nice views of the town and mountains.

Great location, with residential properties around, no apartment blocks built around or permitted. Walking distance to supermarkets and all services and amenities. Ideal property for a business, to use as a bar/restaurant or potential to create many more bedrooms and bathrooms for a hotel or B&B. Mains water, electricity and sewerage. Fiber optic internet available.

Monovar is an excellent place to take a break from the stressful city, it's a very quiet town with a population of just over 12,000. People here are very polite and friendly, always keen to help. The town has several supermarkets (Mercadona, Hiperber...) which are easy to access and open Monday to Saturday, a weekly market and a good 24h medical centre. There are various parks where you can take your children, and a good choice of pubs to have a drink and restaurants where you can try local and Mediterranean food.

In Monovar there's also an indoor swimming pool open all year, with a spa and sauna, as well as a gym with personal trainers, zumba classes, spinning, yoga etc. Monovar is only 30 minutes away from the city of Alicante, the airport and beaches. In September Monovar celebrates its local fiestas with a lot of events where everyone is welcome.

The city of Elda & Petrer is less than a 10 minutes drive away, which has a large Hospital with English speaking doctors, a huge range of bars and restaurants, indoor shopping centre, big international gym, Carrefour, Aldi, Lidl, Cinema with English movies shown weekly, bowling and fast food outlets.

