



**Property type :** Commercial

**Location :** Monovar

**Area :** Alicante

**Bedrooms :** 6

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Views :** Countryside views

**Parking :** Garage

**House area :** 450 m<sup>2</sup>

**Plot area :** 200000 m<sup>2</sup>

**Airport :** 35min

**Beach :** 40min

✓ Fast Internet & Phone

✓ Electric Gates

✓ Barbecue

✓ Dressing Room

✓ Cess Pit / Septic Tank

✓ Mains Electric

✓ Fenced Plot

✓ Garage

✓ White Goods

✓ Mains Water

✓ Fireplace - Log Burner

✓ Terrace

✓ Furnished

Large Country House with industrial marble cutting workshop/warehouse. The house has a size of 450m<sup>2</sup> and the marble workshop with cutting machinery has a size of 500m<sup>2</sup>. The total plot size is 200,000m<sup>2</sup> all fenced, and 40,000m<sup>2</sup> with grape plantation. The house has 6 bedrooms, 3 bathrooms, an outside toilet, a 20m<sup>2</sup> terrace, 2 garages (total capacity for 4 cars), 2 complete kitchens, a 40m<sup>2</sup> interior courtyard, a party-dining room with a kitchen, BBQ and wood oven. Outside there is a 70m<sup>3</sup> swimming pool and a 600m<sup>3</sup> reservoir water deposit for irrigation, a car port for 10 cars and a tennis court with goalposts.

The workshop/business side has a changing room, a bathroom, 50m<sup>2</sup> office with a toilet and 3 industrial warehouses.

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 shows weekly, bowling and fast food outlets.

