



**Property type :** Villa

**Location :** Monovar

**Area :** Alicante

**Bedrooms :** 5

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Driveway

**House area :** 236 m<sup>2</sup>

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

**Airport :** 45 mins

**Beach :** 45 mins

**City :** 45 mins

**Golf :** 30 mins

✓ Fast Internet & Phone

✓ Oil Central Heating

✓ Double Glazing

✓ Alarm System

✓ Terrace

✓ Mains Sewerage

✓ Mains Electric

✓ Air Conditioning

✓ Fenced Plot

✓ Barbecue

✓ Solarium

✓ Mains Water

✓ Solar Power

✓ Fireplace - Log Burner

✓ Utility Room

✓ Dressing Room

This magnificent villa is only 1km away from the centre of Monóvar, making it ideally located for those seeking peace and quiet but still wanting to be close to the shops. The villa has 236m<sup>2</sup> of living space and has been built over 2 floors. On the ground floor, you have an entrance hall, a large kitchen with breakfast area, a utility room, a spacious living/dining room with open fire, 3 bedrooms (the master bedroom has its own dressing room), 2 bathrooms. Upstairs, you have a very large space used as a games room, a storage room and a small bedroom. The games room could easily be converted into several bedrooms. The villa has running water, agricultural water, electricity, 14 solar panels (the electricity bill is virtually zero), fibre (internet) and oil-fired central heating. The villa is also connected to mains drainage.

The plot is just over 10,000m<sup>2</sup> and is fully fenced, ideal if you have pets. The plot is divided into two levels: The first level includes around a hundred olive trees (+/- 4,000kgs of harvest when the season is good), a shed with a carport for several cars and a pine forest offering cool spots in summer. On the upper floor, you have the villa and a lovely swimming pool. Around the pool is a toilet, a bar and dining area, ideal for family evenings. The pool has a jacuzzi area. The garden is fully lit at night with different colours. This villa has been built with quality materials. The extras are :- 1st quality marble floors throughout the house, - Oil-fired central heating, - White aluminium windows with double glazing, tilt and turn, - 2 cooling and heating air-conditioning units, - high-quality white wooden interior doors, beautiful staircase, - alarm, etc.) There is a large terrace (solarium) on the roof of the house. This villa is a must-see!

Monóvar is a pretty town situated in inland province of Alicante, not far from Elda. The destination is a lovely place to explore as it has plenty of history and culture to soak up, as well as wonderful cuisine to enjoy. 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. Monóvar 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. It's 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 Monóvar 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. Monóvar is only 30 minutes away from the city of Alicante, the airport and beaches. In September Monóvar 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.