



**Property type :** Villa

**Location :** Monovar

**Area :** Alicante

**Bedrooms :** 6

**Bathrooms :** 6

**Swimming pool :** Private

**Garden :** Private

**Orientation :** N/A

**Views :** N/A

**Parking :** Garage

**House area :** 587 m<sup>2</sup>

**Plot area :** 1160 m<sup>2</sup>

**Airport :** 30min

**Beach :** 35min

**City :** in town

**Golf :** 25min

- |                            |                                       |                       |
|----------------------------|---------------------------------------|-----------------------|
| ✓ Fast Internet & Phone    | ✓ Mains Electric                      | ✓ Mains Water         |
| ✓ Water Deposit            | ✓ Central Heating                     | ✓ Oil Central Heating |
| ✓ Air Conditioning         | ✓ Electric Gates                      | ✓ Double Glazing      |
| ✓ Walking Distance To Town | ✓ Walking Distance - Restaurant / Bar | ✓ Fenced Plot         |
| ✓ Annexe / Guest House     | ✓ Fireplace - Log Burner              | ✓ Barbecue            |
| ✓ Garage                   | ✓ Basement                            | ✓ Utility Room        |
| ✓ Terrace                  | ✓ White Goods                         | ✓ Furnished           |
| ✓ Mains Sewerage           |                                       |                       |

Large urban Town House in the best area of Monovar, with a private garden with a lovely swimming pool and outside kitchen-dining room. The plot size is 1160m<sup>2</sup> with a total build size of 587m<sup>2</sup>. The house has two floors and a basement, with 5 bedrooms (3 with an ensuite bathroom and dressing room), 5 bathrooms (+ another outside), a lounge-dining room with a fireplace, large kitchen with a pantry, utility room, an office (which could be a 6th bedroom), entrance hallway and a terrace off the master bedroom overlooking the garden and town.

It also has ducted air conditioning in all the rooms, heating, pvc windows, automatic windows in some rooms, automatic shutters and automatic awnings, furniture made to fit in every room, sold furnished. Two whirlpool baths, and two bathrooms with both a walk-in shower and bath.

The basement has space for a few cars and also a toilet, boiler room and a games room for children.

Outside there is natural grass around the pool and an automatic irrigation system for all the garden, and a covered terrace by the outside BBQ.

Top quality build in a great location, walking distance to shops, restaurants and many other services and amenities.

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.