



**Property type :** Villa

**Location :** Monovar

**Bedrooms :** 6

**Bathrooms :** 2

**Garden :**

**Orientation :** East

**Parking :**

**House area :** 404 m<sup>2</sup>

**Plot area :** 900 m<sup>2</sup>

- |                                  |                            |                                       |
|----------------------------------|----------------------------|---------------------------------------|
| ✓ Mains Electric                 | ✓ Mains Water              | ✓ Water Deposit                       |
| ✓ Central Heating                | ✓ Walking Distance To Town | ✓ Walking Distance - Restaurant / Bar |
| ✓ Fenced Plot                    | ✓ Annexe / Guest House     | ✓ Fireplace - Log Burner              |
| ✓ Alarm System                   | ✓ Barbecue                 | ✓ Garage                              |
| ✓ Utility Room                   | ✓ Terrace                  | ✓ White Goods                         |
| ✓ Not Furnished - By Negotiation | ✓ Mains Sewerage           |                                       |

**Charming 6-Bedroom Country Home with Stunning Views – Potential for Two Apartments**

We are delighted to present this spacious and versatile country home on the edge of Monóvar, offering breathtaking views and a peaceful rural setting. Situated on rustic land, this substantial 400m<sup>2</sup> property is currently arranged as two separate apartments, yet retains the flexibility to function as a single large family home. It's a perfect opportunity for those seeking multi-generational living, guest accommodation, or rental income potential.

The ground floor features two comfortable double bedrooms, along with two generous lounges—one of which could easily be converted into a third bedroom if desired. The main kitchen is well-appointed and includes access to an internal staircase leading to the upper floor. There's also a second, smaller kitchen ideal for entertaining or serving outdoor gatherings. In addition to these living spaces, the ground floor also includes a spacious garage/workshop, a tiled utility or storage room, and several additional storage areas, offering ample functionality throughout.

Upstairs, the home offers four further bedrooms, a family bathroom that would benefit from some modernisation, and a particularly large lounge currently housing a pool table. This floor also enjoys access via an external staircase and is surrounded by terraces that take full advantage of the beautiful views. With the simple addition of a door lock at the staircase, the two levels can easily be separated into two independent apartments—ideal for family members, guests, or tenants.

The property is supplied by a single meter for both mains water and electricity. However, it also benefits from two rainwater wells, which are particularly useful for garden irrigation. While the home enjoys a quiet rural atmosphere, it remains conveniently close to the town of Monóvar, ensuring access to all essential amenities. This is a unique property that offers outstanding value, space, and flexibility. Whether you're looking for a large family residence, a home with income potential, or a countryside retreat with room to grow, this charming house is well worth viewing.