

**Property type :** Country house**Swimming pool :****House area :** 480 m<sup>2</sup>**Location :** Monovar**Plot area :** 3963 m<sup>2</sup>**Bedrooms :** 8**Bathrooms :** 3

Pre-installation for Air Conditioning

Spacious property in the sought-after area of Collado de Novelda, Monóvar, offering great potential for renovation and customization. The property consists of a main house with 329 m<sup>2</sup> built (as per Catastro) and a large garage of 150 m<sup>2</sup>, both set on a fully fenced plot of 3,963 m<sup>2</sup> with two entrances and an automatic gate.□

The main house is distributed over three levels. On the ground floor, you will find four bedrooms, two bathrooms, a kitchen with dining area and direct access to a traditional bodega/wine cellar via a spiral staircase, and a living room with a fireplace. An L-shaped covered terrace completes this floor, perfect for enjoying outdoor living.□

The first floor offers four additional bedrooms and a family bathroom. In addition, there are two extra rooms with sloping ceilings, ideal for creating a study, playroom, or storage area. An attic space provides further storage possibilities.□

The 150 m<sup>2</sup> garage is perfect for hobbyists or entertaining, featuring a kitchen, fireplace, utility room, and a large salon for fiestas. A carport provides covered parking for 4-5 cars.□

The plot includes various outbuildings and offers ample space to build a swimming pool, creating your own private oasis. Utilities such as drinking water and electricity are already connected.□

Built in 1978, the property requires renovation, making it an excellent opportunity to create a spacious family home or a rural retreat

