



**Property type :** Villa

**Location :** Monovar

**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

✓ Mains Electric

✓ Air Conditioning

✓ Barbecue

✓ Mains Water

✓ Double Glazing

✓ Dressing Room

✓ Central Heating

✓ Fireplace - Log Burner

This magnificent villa is only 1km away from the centre of Monovar, 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,

