



**Property type :** Villa

**Location :** Monovar

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** Communal

**Garden :** Private

**Orientation :** South

**Views :** N/A

**Parking :** Street Parking

**House area :** 400 m<sup>2</sup>

**Plot area :** 500 m<sup>2</sup>

**Airport :** 40min

**Beach :** 40min

**City :** 10min

**Golf :** 35min

- ✓ Fast Internet & Phone
- ✓ Central Heating
- ✓ Solar Water Heating
- ✓ Pellet Stove
- ✓ Utility Room
- ✓ White Goods

- ✓ Mains Electric
- ✓ Air Conditioning
- ✓ Fenced Plot
- ✓ Alarm System
- ✓ Terrace
- ✓ Mains Sewerage

- ✓ Mains Water
- ✓ Electric Gates
- ✓ Annexe / Guest House
- ✓ Basement
- ✓ Solarium

You enter this well kept house via an electric pedestrian gate from the quiet road with ample parking, into the garden surrounded by mature Cyprus trees and fully paved all around the house. Entrance to the house is under a covered terrace, entering into a large hallway with stairs going up and down all with glass panels and marble stairs. To the left is the living/dining room which has double patio doors to both sides opening onto two terraces, there is also a central air conditioning system in all the ground floor and first floor rooms, and all the windows are double glazed throughout the house.

Along the hallway is the kitchen/diner with a fully fitted modern kitchen including all fitted appliances (induction hob, extractor, oven, microwave, dishwasher, fridge etc). There is a door here to the large covered terrace and garden. Opposite is a utility room with the gas water heater / central heating boiler and washing machine etc plus sink and lots of extra storage plus a door to the rear garden where there is a ramp to the enclosed parking area, perfect for unloading the shopping. The house can be connected to mains gas here but the current owners use bottles.

There is also a solar water tank on the roof plus also there is a gas one as a backup. The house also benefits from smoke alarms and a full alarm system which also detects fire, gas leaks and flooding. Plus there is fast fibre internet. Back along the hallway is a large ground floor family bathroom with shower, sink and toilet.

Next to this is Bedroom 1/ study on the ground floor. Up the lovely staircase is a large landing area with doors leading into the three large bedrooms and another large family bathroom with a bath, large sink and toilet. Opposite is bedroom two with double doors that open onto a terrace facing the rear of the house and fitted wardrobes.

Next bedroom is three, also fitted wardrobes and double doors onto the large terrace. Here is located the access to the solar hot water tank and the air conditioning unit for the ground floor, also connections ready for the first floor unit (all the ducting is pre installed but needs the machine adding). The last door leads into the master suite, here there is a large walk in wardrobe with sliding pocket doors, fully shelved and with LED lighting. From the bedroom there are double doors leading to the terrace facing the front of the house, and also a sliding door to the large ensuite with a big walk in shower, large sink unit and toilet plus a heated towel rail.

Down the stairs to the basement you will find a large storage room (can also be converted into another bedroom) and a huge reception room/ games room, one very large space with a pellet burner in one end and a bar/ kitchen at the other end, there is also a bathroom here with a sink and toilet plus space for a shower. This space could be turned into a separate apartment for family or friends.

Outside the house is paved all around and has pedestrian access to the front and private vehicle access to the rear parking for two cars.

The urbanisation has a communal pool, tennis/ padel court and a children's play area. There is also a toilet and changing room next to the pool which is shared by the 54 properties on this complex, all only 5 minutes drive from the town centre.

Most of the properties here are Spanish owned and lived in all year round, so no half empty complex during the winter months

There is also an underground car park with spaces available to buy plus some secure storage rooms. The communal charges here are 50 euros per month ( for pool, padel and gardens etc).

This complex built in 2010 is very well maintained and clean with mainly full time residents in a very convenient area. The town has good connections to the A31 motorway and railway line into Alicante.

Viewing is highly recommended as it is priced to sell.