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295,000€



Monovar 4 Bed 3 Bathroom Villa. This recent villa is situated in a very sought after area on the edge of the town of Monovar, built 12 years ago to the owners specifications, it boasts amazing views over open countryside to the rear. You enter via a double electric gate for vehicles or a pedestrian gate which leads up a gentle ramp to the front door, set inside a generous porchway. Inside you have a large hallway with stairs both up and down. Double pocket doors that slide into the wall lead to the ample living room with large patio doors onto a covered terrace, there is a fireplace with woodburner and also central heating radiators running from the town gas supply. From the living room a door leads to the large kitchen / diner (with separate utility room) with a modern fully fitted and equipped kitchen with an L shaped units and a half island / breakfast bar and a big bay windows overlooking the garden and pool. A door leads out to the covered terrace which has plenty of space to sit and enjoy the sun all of the day, overlooking the enclosed garden and 8 x 4m swimming pool, with lovely views to the rear and the garden is not overlooked by the neighbours. Back inside from the hallway there are two double bedrooms, each with built in wardrobes, and a family bathroom with bath. Plus the large master bedroom with built in wardrobes plus a dressing room and en suite bathroom with a big walk in shower. Up the stairs leads to another bedroom or second living room plus a modern bathroom with shower, from this room you have doors to the large wrap around terrace where you can enjoy the views to the rear of the house. Down the stairs from the entrance hallway you find a very large double garage with electric double door and two large store rooms, all also entered from the outside with an electric gate plus a parking area in front of the house for two cars too. The gardens are low maintenance but can be planted with more if you wish. The house benefits from a central hot and cold air conditioning system plus gas central heating and a water softener system. The plot is 750m<sup>2</sup> and the house is 220m<sup>2</sup>. All windows are double glazed and fitted with fly screens. There are no communal charges here and the suma is approx 950 euros per year. This house is only 12 years old and has been very well maintained, priced to sell, an early viewing is recommended, only 5 minutes drive from the town and 25-30 minutes from Alicante city and airport with a direct route via the A21.

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|  4 bedrooms                  |  3 bathrooms   |  220m <sup>2</sup> Build size |
|  750m <sup>2</sup> Plot size |  Swimming Pool |  Fast Internet & Phone        |
|  Mains Electric              |  Mains Water   |  Gas Central Heating          |
|  Double Glazing              |  Fenced Plot   |  Fireplace - Log Burner       |
|  Garage                      |  Utility Room  |  Terrace                      |
|  Mains Sewerage              |   |  |