

























## 4 sovrum Villa till salu i Monóvar, Alicante

**339.950€**



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

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|  400m <sup>2</sup> Bygg storlek |  500m <sup>2</sup> Tomtstorlek |  Simbassäng            |
|  Airconditioning                |  White goods                   |  Solarium              |
|  Terrace                        |  Utility room                  |  Basement              |
|  Solar energy                   |  Central heating               |  Alarm system          |
|  Guest house                    |  Electric gates                |  Fast internet & phone |
|  Fenced plot                    |  Mains electric                |  Mains sewerage        |
|  Mains water                    |  Pellet stove                  |  Pool: Yes             |