



## 4 bedroom Townhouse for sale in Monóvar, Alicante

299,995€

Situated on the outskirts of Monovar, this 2-family house with pool is situated on a walled plot with a beautiful backyard where the pool is located.

The house is distributed over two floors of 140m<sup>2</sup> each, of which the lower floor offers a garage with space for two cars. In addition, there is a bathroom with shower, a room for the boiler, a kitchen, a sewing room and a large living room with pellet stove and air conditioning. A small conversion could also create a bedroom here.

The two levels are connected by a central staircase. On the upper floor there are three bedrooms, one of which has an en suite bathroom, a family bathroom, a living-dining room, a kitchen, a storage room, a passage room which is currently used as an office, and a balcony with a utility area. The upper floor has central heating and air conditioning.

The entire roof area can be used as a solarium and is also accessible from the staircase.

In the inner courtyard there is a pool, which was completely renovated last year and now invites you to cool down with new tiles and a filter system. A summer kitchen also has its place there, as well as a room for the heating oil tank of 1000L. The factory in the background has been shut down for years and serves only as a support for solar panels, so privacy is guaranteed.

Monovar is an excellent place to take a break from the stressful city, it's a very quiet town with a population of just over 12,000. People here are very polite and friendly, always keen to help. The town has several supermarkets (Mercadona, Hiperber...) which are easy to access and open Monday to Saturday, a weekly market and a good 24h medical centre. There are various parks where you can take your children, and a good choice of pubs to have a drink

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|-----------------------------|---------------|------------------------------|
| 4 bedrooms                  | 3 bathrooms   | 280m <sup>2</sup> Build size |
| 600m <sup>2</sup> Plot size | Swimming Pool | Airconditioning              |
| Solarium                    | Utility room  | Garage                       |
| Central heating             | Fenced plot   | Mains electric               |
| Mains sewerage              | Mains water   | Pellet stove                 |
| Walking Distance To Town    |               |                              |