



**Property type :** Country house

**Swimming pool :**

**House area :** 240 m<sup>2</sup>

**Location :** Monovar

**Plot area :** 1000 m<sup>2</sup>

**Bedrooms :** 6

**Bathrooms :** 2

Nestled in a tranquil hamlet surrounded by olive groves and vineyards, this semi-detached village house is a unique opportunity for anyone seeking a spacious home, renovation project, or investment property. Located just minutes from the traditional Spanish towns of Monóvar and Salinas, and only 30 minutes from Alicante's beaches and airport, this property offers the perfect balance of rural serenity and convenient access to amenities. With two independent apartments, scenic surroundings, and ample land, this property is ideal for a large family home, a rural B&B, or a guesthouse venture.

#### Property Highlights:

**Living Space:** Two independent apartments, totalling approximately 240m<sup>2</sup> of interior space over two floors, offering versatile living arrangements. The roof has been replaced!

#### First Apartment:

Fully functional and move-in ready

Bright lounge/diner with a cozy fireplace

Well-equipped kitchen

Family bathroom

One spacious bedroom

#### Second Apartment (Main Building):

In need of renovation but brimming with potential

Ground floor includes four rooms and a bathroom

Upstairs features four large rooms and a smaller room, offering excellent flexibility for customization

#### Outdoor Space:

**Plot Size:** Approximately 1500m<sup>2</sup>, mostly fenced for privacy and security

**Land Use:** The property includes a flat, usable plot at the front and side, featuring fruit trees and open areas ideal for gardening, outdoor activities, or even a swimming pool installation.

**Patio and Green Space:** Ample outdoor areas for relaxing, entertaining, or creating a lush garden oasis.

#### Views:

Uninterrupted vistas of rolling vineyards and olive groves, offering a serene and picturesque backdrop.

#### Renovation Potential:

This property's structure and layout make it a fantastic renovation project. Whether you're looking to expand the existing apartments, modernize the interiors, or develop a Casa Rural (rural guesthouse), the possibilities are endless. With a new roof already installed on the main building, a significant portion of the work is complete, allowing you to focus on tailoring the interiors to your vision.

#### Prime Location:

**Monóvar and Salinas:** Both towns are less than 10 minutes away, offering supermarkets, restaurants, healthcare facilities, and schools.

**Alicante and Beaches:** A short 30-minute drive takes you to Alicante's international airport and its beautiful Mediterranean coastline.

**Surroundings:** Enjoy the peaceful charm of the Spanish countryside, with vineyards, olive groves, and mountain views right on your doorstep.

#### Why This Property?

This semi-detached village house is more than just a home; it's an opportunity to create something truly special. With two apartments, ample land, and endless renovation potential, you can craft a space tailored to your lifestyle or business goals. The combination of character, size, and location make this a rare find in the heart of the Spanish countryside.

Don't miss the chance to make your dream a reality. Contact us today to arrange a viewing and explore the possibilities of this exceptional property near Monóvar!