



Property type : Country house

Location : Monóvar

Area : Alicante

Bedrooms : 3

Bathrooms : 0

Year built : 1970

Swimming pool : No Pool

Garden : Private

Orientation : South

Views : Mountain views

Parking : Garage

House area : 150 m²

Plot area : 5000 m²

Airport : 25 mins

Beach : 35 mins

City : walking

Golf : 25mins

✓ Mains Electric

✓ Mains Water

✓ Walking Distance To Town

✓ Garage

Country House with Cave and Land for Sale – El Xinorlet (Monóvar)

We present this unique country house with an annexed cave and spacious land, located in the peaceful hamlet of El Xinorlet, just a 3-minute walk from the village center. A property full of character and great renovation potential, ideal for those seeking a project in the heart of nature without giving up nearby amenities.

The main house, built in 1970, has an approximate area of 150 m², excluding the garage, which can easily be converted into an additional room such as a bedroom, living room, or workshop.

The property also includes an annexed cave, which requires a complete restoration due to a partial roof collapse, offering the possibility of recovering a unique and charming space.

The roof is made of asbestos cement sheets, a factor to consider under current safety regulations and part of the renovation project needed to enhance the property.

The plot, approximately 5,000 m², is not fenced and is divided into three levels of different heights. It contains about 100 almond trees and several olive trees, making it ideal for agricultural use or for those looking to develop a self-sufficient lifestyle.

One of the terraces is next to the house, while the other two are located further away on the property.

The property has mains water and electricity, asphalt access up to the last 100 meters, and all documentation in order, providing peace of mind during the purchase process.

Location and surroundings

El Xinorlet is a charming hamlet of Monóvar, known for its rural atmosphere, tranquility, and proximity to nature. Within a few minutes' walk, you'll find small local bars and restaurants to enjoy the local gastronomy.

A few kilometers away lies Monóvar, a town with all essential services: supermarkets, schools, a health center, restaurants, and a rich cultural tradition. Nearby is Pinoso, famous for its wine production, marble industry, and welcoming lifestyle.

Thanks to its location, this property offers the peace of the countryside without being far from urban areas, with excellent road connections to Alicante and the coast.

Summary

A property with great potential, ideal for a complete renovation project, combining the charm of a traditional country house with a cave and the privilege of a large plot full of almond and olive trees.

A unique opportunity to create a home with its own character in the heart of El Xinorlet, surrounded by nature and authenticity.

Country house with cave and land for sale - El Xinorlet (Monóvar)

We present this unique **country house with an annex cave and large plot**, located in the peaceful hamlet of **El Xinorlet**, just a 3-minute walk from the village centre. A property full of character and great renovation potential, ideal for those looking for a project in the countryside without giving up the convenience of nearby services.

The main house, built in **1970**, offers approx. **150 m²** of living space, plus a **garage** that can easily be converted into an additional room, whether as a bedroom, living area, or workshop. The property also includes an **annex cave**, which requires a complete renovation as its roof has collapsed, offering the chance to recover a unique and charming space.

The roof of the property is made of **asbestos sheeting**, something important to consider in current safety regulations, and part of the renovation project needed to bring this house back to life.

The plot measures approx. **5,000 m²**, not fenced, and is distributed on three different levels. It contains around **100 almond trees and several olive trees**, making it a perfect agricultural space for countryside lovers or for developing a small self-sufficiency project. One terrace is located right next to the house, while the other two are set further away.

The property has **mains water and electricity**, good access with tarmac road (last 100 m not paved), and **all documentation in order**, offering peace of mind in the purchase process.

Surroundings and location

El Xinorlet is a charming hamlet of **Monóvar**, known for its rural atmosphere, peace, and proximity to nature. Within walking distance, you can find small local bars and restaurants, perfect to enjoy the traditional gastronomy.

Just a short drive away lies **Monóvar**, a town with all essential services: supermarkets, schools, health centre, restaurants, and rich cultural traditions. Nearby you will also find **Pinoso**, famous for its wine production, marble industry, and welcoming lifestyle, with shops, wineries, and traditional festivities throughout the year.

Thanks to its location, this property offers the tranquility of the countryside with excellent road connections to Alicante and the coast.

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