

## Great opportunity in El Xinorlet: house to renovate with cave and land

Ref: JJMA7405

**Price**  
**€70,000**



**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 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 m<sup>2</sup>** 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 m<sup>2</sup>**, 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.

### In summary

A property with huge potential, ideal as a **complete renovation project**, combining the charm of a **traditional country house with cave** and the privilege of owning a large plot with almond and olive trees. A unique opportunity to create a home with character in the heart of El Xinorlet, surrounded by nature and authenticity.