



## Finca - Ländliches Anwesen zum Verkauf in Coín, Coín

**395.000 €**

Referenz: R5169025   Schlafzimmer: 3   Badezimmer: 1   Grundstücksgröße: 3.446m<sup>2</sup>   Garten: 192m<sup>2</sup>





## Valle del Guadalhorce, Coín

This delightful single-story country home is located just a short drive from the village of Coín, with excellent road access and easy connections to both Málaga and Marbella via the A355.

Set on a plot of just over 3,400m<sup>2</sup>, the property is presented in good condition and offers a rustic style. The interior features an open-plan, fully fitted kitchen with a living room and open fireplace, creating a cozy atmosphere. At the rear of the house are three bedrooms and a family bathroom.

Outside, a spacious covered terrace provides the perfect spot to enjoy outdoor living all year round. Next to the house is an above-ground pool, an unfinished pergola, and ample parking, including a carport for two cars.

A standout feature is the separate independent building of approximately 90m<sup>2</sup>, currently used as a garage. With some structural work and subject to planning permission, this space offers excellent potential to be converted into a guest house or additional accommodation.

The plot is flat and arranged over a couple of terraces, surrounded by a variety of mature fruit trees. Water is supplied from the irrigation channel which comes from El Nacimiento, an underground water reservoir which provides clean, reliable water for both household use and the orchard. In addition, there is a large 65,000-litre water storage tank on the property.

Overall, this is a solid and charming home that could benefit from some modernization, but with great potential, whether as a family residence, a holiday retreat, or a property with added accommodation possibilities.

Please contact us for further information or to arrange a viewing.

The Listing agent for itself and as agent for the vendor gives notice that:

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9. Any areas, measurements or distances are only approximate.
10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
11. Amounts quoted are exclusive of Tax if applicable.



## Eigenschaften:

|                     |                               |                       |
|---------------------|-------------------------------|-----------------------|
| <b>Merkmale</b>     | <b>Orientierung</b>           | <b>Klimakontrolle</b> |
| Überdachte Terrasse | Süden                         | Klimaanlage           |
| Private Terrasse    |                               | Kamin                 |
| Paddel -Tennis      |                               |                       |
| <b>Ansichten</b>    | <b>Einstellung</b>            | <b>Zustand</b>        |
| Berg                | In der Nähe der Stadt         | Gut                   |
| Land                | Land                          |                       |
| Garten              |                               |                       |
| <b>Möbel</b>        | <b>Küche</b>                  | <b>Garten</b>         |
| Optional            | Voll ausgestattet             | Privat                |
| <b>Parken</b>       | <b>Versorgungsunternehmen</b> | <b>Kategorie</b>      |
| Privat              | Strom                         | Wiederverkauf         |
| Bedeckt             |                               |                       |
| Offen               |                               |                       |