



## Fristående villa till salu i Coín, Coín

349 000 €

Referens: R5171038 Sovrum: 2 Badrum: 2 Komplott: 2 550m<sup>2</sup> Bygga: 166m<sup>2</sup>





## Valle del Guadalhorce, Coín

This charming and traditional single-story country property is located just a short drive from the vibrant village of Coín. Set on a private plot of 2,550m<sup>2</sup>, distributed over three terraces, the home enjoys peace, privacy, and lovely countryside surroundings. The house itself offers three bedrooms and two bathrooms. Please note that the third bedroom is a single small room accessed through the second bedroom, and one of the bathrooms is external, conveniently located for poolside use. Inside, there is a cozy living room with a fireplace and air conditioning, plus a spacious covered terrace with a summer kitchen, perfect for year-round outdoor living.

On the upper terrace, you will find a chlorine swimming pool, sun terrace, and a small kitchenette. There is also ample open parking for multiple vehicles. The middle terrace is home to the house, surrounded by mature trees that provide shade throughout the year. The lower terrace features six stables (with the possibility of creating four more), currently used as storage, a dog house, and a chicken run.

The property benefits from mains electricity, town water, two private wells, and upgraded irrigation water (goteo system). Annual council tax is just €495.

With a total built size of 165m<sup>2</sup> (70m<sup>2</sup> internal living space), this property does require some modernization but offers excellent potential for those seeking a countryside retreat with equestrian facilities and complete privacy, all within easy reach of Coín.

Contact us today 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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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.



## Funktioner:

### Drag

Täcktt terrass

Privat terrass

Förråd

Grilla

Stall

### Åsikter

Land

Trädgård

### Slå samman

Privat

Trädgård

Privat

### Kategori

Återförsäljning

### Orientering

Söder

### Miljö

Nära staden

Land

### Möbler

Frivillig

### Parkering

Privat

Öppna

### Klimatkontroll

Luftkonditionering

Öppen spis

### Skick

Bra

Renovering krävs

### Kök

Delvis monterad

### Verktyg

Elektricitet

Dricksvatten