



## Detached Villa for sale in Coín, Coín

495,000 €

Reference: R5190913 Bedrooms: 3 Bathrooms: 2 Plot Size: 4,456m<sup>2</sup> Build Size: 190m<sup>2</sup>





## Valle del Guadalhorce, Coín

Beautifully presented country house located on the outskirts of Coín, perfectly positioned between the villages of Coín and Alhaurín el Grande. The property enjoys excellent access, being just a short drive from the A-355, the main road connecting Málaga and Marbella, making it ideal for those seeking tranquility without isolation. The property sits on a flat plot of just over 4,400m<sup>2</sup>, part of which surrounds the house, while an additional smaller plot is situated across the lane. This separate area is planted with approximately 40 olive trees and 40 orange trees, providing an authentic Andalusian touch. The main plot is fully fenced, ensuring privacy and security. Recently refurbished by the current owner, the house has been tastefully updated in a modern country style, combining charm and comfort throughout. The ground floor features a spacious covered front terrace, perfect for year-round use, which leads into a bright and airy living-dining area. From here, an archway opens to a double bedroom with ample wardrobe space, a fully fitted bathroom with bathtub, and a spacious kitchen complete with a separate utility room. The utility area offers extra storage and direct access to the pool and outdoor summer kitchen, creating a seamless flow for outdoor entertaining. The first floor, accessed via an external staircase, comprises two further double bedrooms and a second bathroom, both boasting from stunning wooden ceilings. This layout is ideal for grown-up children, extended family, or even guest accommodation, offering flexibility and independence. Adjoining the main house is a garage and a large 28m<sup>2</sup> storage room, which (subject to planning permission) could be converted into a studio. Outside, the home is surrounded by mature gardens, a private swimming pool, sun terraces, a carport, and ample parking space for several vehicles. The property benefits from mains electricity, town water, well water and air conditioning throughout. The entire home, along with the pool and terraces, was renovated approximately 18 months ago, ensuring it is ready to move into. This is a beautifully maintained country home in a convenient and peaceful location – perfect as a family residence, a holiday retreat, or a combination of both. Viewings are highly recommended.

**ABOUT COIN** The vibrant town of Coin is a beauty with plenty of history and sights. As you arrive, you will drive through fields of orchards, oranges, lemons, olives, almonds and forests such as Alpujata, La Fuente, El Charco del Infierno and La Albuquerque. You will feel a world away from civilisation and indeed Coín is referred to as the town of three hundred orchards. Coín has a rich history having been occupied by the Romans, when the town was known as Lacibis, then later as La Cobin, in the 1st century B.C. There are many lovely squares, known as Plazas, where you can relax with a coffee, listen to the fountains and watch the world go by. Try Plaza de la Via or Plaza Alameda. When occupied by the Moors, Coín was known as Dacuan and was an important town in the region. Although Coín's economy has largely relied on agriculture, it also has been a producer of marble and ceramics, perhaps you have heard the term 'green Coín'? Coin is located 36km south-west of Málaga, at an altitude of 210 metres above sea level overlooking the stunning Guadalhorce Valle. The climate has mild winters and hot summers and more than a third of the days of the year are sunny. Its municipality has an area of 128.4 km<sup>2</sup> and welcomes its almost 22,000 inhabitants, who receive the name of coineños or coínos

The Listing agent for itself and as agent for the vendor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 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.





## Features:

### Orientation

South

### Climate Control

Air Conditioning

Fireplace

### Views

Mountain

Country

Garden

### Setting

Close To Shops

Country

### Garden

Private

### Pool

Private

### Furniture

Optional

### Parking

Garage

Covered

Open

More Than One

### Utilities

Electricity

Drinkable Water

### Category

Resale