



## Fristående villa till salu i Coín, Coín

395 000 €

Referens: R4837195   Sovrum: 2   Badrum: 2   Komplot: 476m<sup>2</sup>   Bygga: 132m<sup>2</sup>





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## Valle del Guadalhorce, Coín

This spectacular villa offers 132m<sup>2</sup> of living space on a 476m<sup>2</sup> plot, combining functionality with modern design. The property features three entrances: two for vehicles and one for pedestrian access.

The villa is distributed over one storey and comprises two spacious bedrooms with built-in wardrobes and two elegant, modern bathrooms with showers. The home stands out with its high ceilings and an open-plan layout that integrates the kitchen (not fitted), dining area, and living room into one bright space. The black metal-framed windows with double glazing add both style and energy efficiency.

Outside, the villa boasts a sunny front terrace perfect for relaxing, along with a pleasant side terrace equipped with water and electricity connections, ideal for setting up a barbecue area, summer kitchen, or pergola.

The plot provides ample parking space for several vehicles, and there is also enough room to build a swimming pool if desired.

The property benefits from its own private well in addition to town water, and it comes with pre-installation for centralised duct air-conditioning (hot/cold), as well as aerothermal pre-installation.

It is located in an excellent urbanisation, just a stone's throw away from all the town's amenities, including shops, restaurants, supermarkets, and La Trocha shopping centre.

This house has been completely renovated in 2024, both inside and out, making it the ideal choice for those seeking comfort, functionality, and a great location. This property presents the perfect opportunity to enjoy a peaceful and practical lifestyle!



## Funktioner:

### Drag

Privat terrass

Grilla

### Åsikter

Urban

Gata

### Slå samman

Rum för pool

### Trädgård

Privat

Enkelt underhåll

### Verktyg

Elektricitet

Dricksvatten

### Orientering

Söder

### Miljö

Urbanisering

Nära butiker

Nära staden

### Möbler

Inte möblerad

### Säkerhet

Gated complex

### Kategori

Återförsäljning

### Klimatkontroll

För installerad A/C

### Skick

Excellent

Nyligen renoverad

### Kök

Inte monterad

### Parkering

Privat

Öppna

Gata

Mer än en