

**Sales - House - Coín**  
**550.000€**



**Ref.-ID: R4745038**

**Coín**

**House**

**Community: 300 EUR / year**

**IBI: 1,100 EUR / year**

**Rubbish: 100 EUR / year**



**4**



**3**



**304 m2**



**618 m2**

Traditional style villa in an upmarket urbanization in Coín just a short drive to the center of Coín , on a 618m2 plot the 304m2 house offers 3 large bedrooms Lounge Kitchen diner and large basement suitable for guest accommodation. Built in 2002 the villa has central heating in all areas and makes a lovely family home. The ground floor offers Entrance hall way with guest toilet and the large lounge dining room with wood burning fire double doors lead to a lovely sunny terrace. The fully fitted kitchen diner is off the lounge with the fully fitted Kitchen hardly used and is of a high standard again double doors lead you to the terrace. The master bedroom with fitted wardrobes is also on the ground floor , with en suite bathroom. Feature wooden stairs take you to the first floor with 2 very large double bedrooms with fitted wardrobes, both with access to a large terrace . The family bathroom is also on this floor for the 2 bedrooms. In the basement is another fully fitted kitchen currently used by the owners as the main kitchen, on this floor is a large lounge style room office and another fully fitted bathroom. A store room has the central heating boiler and an oil reserve tank and other storage areas. Outside is a lovely Bar area next to the pool and BBQ making it perfect for summer entertaining. The garden has various fruit trees and is of a low maintenance style. Coín is a short drive away ,with Marbella and Malaga being 30 mins by car , and Alhaurin Golf is a short 10 min drive.

**Setting**

- ✓ Mountain Pueblo
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Games Room
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Basement

**Category**

- ✓ Resale

**Orientation**

- ✓ East
- ✓ South East
- ✓ South

**Furniture**

- ✓ Optional

**Condition**

- ✓ Good

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Private

**Garden**

- ✓ Private
- ✓ Easy Maintenance

**Climate Control**

- ✓ Central Heating
- ✓ Fireplace

**Parking**

- ✓ Garage
- ✓ Covered
- ✓ Open
- ✓ Street
- ✓ Private

**Views**

- ✓ Mountain
- ✓ Country
- ✓ Garden
- ✓ Pool
- ✓ Urban
- ✓ Forest

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water