

Sales - House - Coín  
**1.200.000€**

[www.arbatstates.com](http://www.arbatstates.com)  
 +34 606 84 36 45  
 +34 602 51 80 97  
[info@arbatstates.com](mailto:info@arbatstates.com)



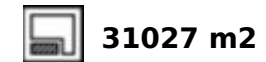
Ref.-ID: R4656955

IBI: 804 EUR / year

Coín



House



This extraordinary family haven is a sanctuary of serenity where breathtaking views embrace you from every angle. This exquisite property spans 31,000m<sup>2</sup>, revealing enchanting paths leading to ancient olive trees, almonds, and majestic oaks. Historical wonders, such as Phoenician tombs and remnants of ancient walls, add a touch of timeless charm to this idyllic landscape. A generous gravel parking area welcomes you, ensuring ample space for multiple vehicles. Upon entering the residence, a walled courtyard beckons, adorned with a covered barbecue and dining area—an ideal setting for entertaining family and friends in privacy and style. The two-storey layout epitomizes flexible living, with each level functioning independently, boasting separate access points and individually controlled central heating systems. Embrace seamless connectivity with Wi-Fi throughout the property, ensuring you remain in touch with the world. Discover four spacious double bedrooms, two of which feature ensuite bathrooms. Additional convenience comes in the form of one ensuite shower room and two separate shower rooms, strategically placed for the swimming pool and fourth bedroom, doubling as a cloakroom. As you enter the house on the upper floor, a 20 x 6 metre living room unfolds, featuring reverse cycle air conditioning, a wood-burning stove, and distinct zones for sitting, dining, and culinary pursuits. A walk-in air-conditioned pantry and laundry room with direct access to a drying area enhance daily living. The living room seamlessly extends to an impressive, glazed terrace with sitting and dining areas accommodating up to 14 people. Revel in the enchanting views over the infinity pool to the surrounding mountains. The pool area is surrounded by sitting spaces and includes access to a convenient shower room and toilet. The central hallway, graced with a wood-burning stove, leads to two bedrooms and a separate shower room. The main bedroom on this level offers ensuite luxury, a walk-in wardrobe, and a balcony overlooking the pool and panoramic views. A nearby study/bedroom adjacent to the fourth bathroom/cloakroom provides additional flexible living space. Descend to the lower floor, where an air-conditioned living, dining, and kitchen area awaits, complete with a wood-burning stove. Two generously sized bedrooms, each with ensembles and built-in wardrobes, open up to the garden, featuring a separate sitting and outdoor dining area. The property boasts additional features, including 18 photo voltaic solar panels, storage areas, a boiler room, a 40,000-litre water deposit, pressure water pump ensuring constant water pressure, a gas central heating/hot water boiler system, and a demand-controlled water softening system. A boot/cloakroom leads to an internal double garage with automatic doors, a secure storeroom, and a workshop. Built for the current owner to very high standards by a well-known local builder. The property is secluded but only 10 minutes to Coin - a thriving town with excellent facilities with 5 major supermarkets, cinema, bowling alley, health centre, doctors, and dentists. This remarkable property comes largely furnished, including numerous electrical appliances, gardening equipment, and an emergency generator seamlessly integrated into the main electricity supply, which can be sold with the house. Immerse yourself in the epitome of luxury living, where thoughtful design meets natural beauty in perfect harmony.

<b>Setting</b> <ul style="list-style-type: none"> <li>✓ Country</li> </ul>	<b>Orientation</b> <ul style="list-style-type: none"> <li>✓ South West</li> </ul>	<b>Condition</b> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>	<b>Pool</b> <ul style="list-style-type: none"> <li>✓ Private</li> </ul>	<b>Climate Control</b> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> </ul>	<b>Views</b> <ul style="list-style-type: none"> <li>✓ Mountain</li> <li>✓ Country</li> <li>✓ Panoramic</li> <li>✓ Pool</li> </ul>
<b>Features</b> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Fitted Wardrobes</li> <li>✓ Private Terrace</li> <li>✓ Guest Apartment</li> <li>✓ Storage Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Barbeque</li> <li>✓ Double Glazing</li> </ul>	<b>Furniture</b> <ul style="list-style-type: none"> <li>✓ Optional</li> </ul>	<b>Kitchen</b> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>	<b>Garden</b> <ul style="list-style-type: none"> <li>✓ Private</li> <li>✓ Easy Maintenance</li> </ul>	<b>Security</b> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> </ul>	<b>Parking</b> <ul style="list-style-type: none"> <li>✓ Garage</li> <li>✓ Open</li> <li>✓ More Than One</li> <li>✓ Private</li> </ul>
<b>Utilities</b> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> <li>✓ Photovoltaic solar panels</li> </ul>	<b>Category</b> <ul style="list-style-type: none"> <li>✓ Resale</li> </ul>				