

**Sales - House - Coín**  
**299.950€**

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**Ref.-ID: R4716529**

**Rubbish: 65 EUR / year**

**Coín**



**House**



**\*\*Property Description:\*\*** EXCLUSIVE TO US **\*\*Inviting Living Spaces:\*\*** Step into a bright and airy lounge area, boasting abundant natural light that streams in through large patio doors. Perfect for relaxing or entertaining, this space offers a seamless transition to a terrace showcasing stunning mountain vistas. **\*\*Modern Kitchen:\*\*** The property features a well-appointed kitchen equipped with all the essentials for culinary enthusiasts. Fitted with modern appliances, it offers functionality and style. **\*\*Comfortable Bedrooms:\*\*** Retreat to two cozy bedrooms, providing ample space for rest and relaxation. **\*\*Convenient Facilities:\*\*** Alongside a full bathroom, the property includes an additional toilet for added convenience. A semi-sotano serves as a practical area for laundry tasks and storage needs. **\*\*Features:\*\*** - Three water sources: mains water, well water, and irrigation water. - Mains electricity supply. - Eco-friendly solar panels for hot water, backed by an automated boiler system. - Air conditioning for climate control. - Double glazed windows for insulation. - Two separate entrances for added accessibility. - AFO already in place. - High-speed fiber optic internet connection with Movistar. - Carport for vehicle shelter. - Move-in ready condition, no renovation required. **\*\*Land Details:\*\*** - Expansive plot spanning approximately 3938m<sup>2</sup>. - Landscaped with ornamental gardens and lawn areas. - Various fruit trees planted for added charm and utility. **\*\*Location:\*\*** - 5 minutes outside of Coín town. - Close to the A-366. - 30 minutes from Malaga Airport. - 35 minutes to the coast. The Real Estate Agent, acting on behalf of the vendor, provides these particulars as a guide for potential purchasers and not as an offer or contract in any form. Reasonable efforts have been made to ensure the accuracy of the information provided, but potential purchasers are advised to verify each statement through inspection, searches, inquiries, and surveys. In compliance with RD of the Junta de Andalucía 218/2005 of October 11, it is reported that the price does not include the expenses derived from the purchase of real estate according to current laws: notarial, registration, ITP, etc. expenses. The data presented is merely informative and has no contractual value. The offer is subject to errors, changes in price, availability and/or withdrawal from the market without prior notice.

**Setting**

- ✓ Close To Town
- ✓ Close To Schools

**Condition**

- ✓ Good

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Mountain
- ✓ Country
- ✓ Garden

**Features**

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Utility Room
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Basement
- ✓ Fiber Optic

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Private
- ✓ Landscaped

**Security**

- ✓ Gated Complex

**Parking**

- ✓ Covered
- ✓ Private

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Solar water heating

**Category**

- ✓ Holiday Homes
- ✓ Resale