

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

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**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 Coin just a short drive to the center of Coin , 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. Coin is a short drive away ,with Marbella and Malaga being 30 mins by car , and Alhaurin Golf is a short 10 min drive.

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|---|---|--|--|--|--|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Mountain Pueblo</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Close To Forest</li> <li>✓ Urbanisation</li> </ul>   | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ East</li> <li>✓ South East</li> <li>✓ South</li> </ul> | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Good</li> </ul>       | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> </ul>                               | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Central Heating</li> <li>✓ Fireplace</li> </ul>                                   | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Mountain</li> <li>✓ Country</li> <li>✓ Garden</li> <li>✓ Pool</li> <li>✓ Urban</li> <li>✓ Forest</li> </ul> |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Games Room</li> <li>✓ Storage Room</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Barbeque</li> <li>✓ Double Glazing</li> <li>✓ Basement</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Optional</li> </ul>                                      | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> <li>✓ Easy Maintenance</li> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Garage</li> <li>✓ Covered</li> <li>✓ Open</li> <li>✓ Street</li> <li>✓ Private</li> </ul> | <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> </ul>   |
| <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Resale</li> </ul>   |   |  |  |  |  |