

Sales - House - Coín  
**449.950€**

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



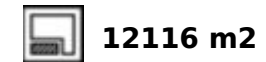
Ref.-ID: R4841827

IBI: 620 EUR / year

Coín



House



Bohemian Finca . Charm, charm and a load more charm . Character property . Lots of shady spots . Fabulous outdoor space . SEPARATE ACCOMMODATION . Central heating This charming finca in the hills of Coin is definitely one of a kind. As soon as you arrive you realise that this property is something special. With 10,000m2 of land - with avocado, orange and chirimoya trees all the way to an arroyo at the end - no property boasts such a lovely hideaway feel and has so much personality. It's a little universe in itself. There are 2 buildings on 2 different levels of the land. The pool finds itself cleverly in the middle, which makes it a nice meeting spot for those staying in the villa and those in the guest accommodation. Both buildings come with 2 bedrooms and 1 bathroom, and both are on one level. When you arrive you are intrigued to find out what is beyond the large wooden entrance gates that greet you. A traditional andaluican door opens to the spacious shaded front terrace. To the right is the bbq and dining area.... the perfect spot to entertain in the dappled shade. The covered terrace runs along the front of the main house providing much needed shade during the summer months with mature planting framing the views. The house is extremely social with double doors leading from the lounge and the recently upgraded kitchen. The kitchen with centre island is a very lovely room with a feature wood burning fireplace, fitted units and granite work surface. The spacious master bedroom (with feature wall) sits in the centre of property with direct access to the ensuite bathroom and lounge. Bedroom 2 is also a double and sits to the right of the kitchen. The separate accommodation is particularly charming with a separate entrance. This could easily be rented out to generate an income. The accommodation is comprised of two bedrooms (one, a sympathetically reformed stable!), a bathroom with an outdoor kitchen sitting to the front of the property. Again, a very lovely dining area. The land has its own supply of irrigation water which flows year round for the princely sum of 100€! This water is used to irrigate the fruit trees. The current owner has an arrangement with a local farmer who looks after the land in return for the avocado harvest. The road from the town is tarmac all apart from the last 200m which then ends at a dead end ensuring peace and tranquillity.

<b>Setting</b> ✓ Country	<b>Condition</b> ✓ Good	<b>Pool</b> ✓ Private	<b>Climate Control</b> ✓ Air Conditioning ✓ Central Heating	<b>Views</b> ✓ Mountain ✓ Country	<b>Features</b> ✓ Fitted Wardrobes ✓ Private Terrace ✓ Guest House ✓ Storage Room ✓ Barbeque
<b>Furniture</b> ✓ Not Furnished	<b>Kitchen</b> ✓ Fully Fitted	<b>Garden</b> ✓ Private	<b>Parking</b> ✓ Private	<b>Utilities</b> ✓ Electricity ✓ Drinkable Water	<b>Category</b> ✓ Resale