

Sales - House - Coín
385.000€

www.arbatstates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatstates.com



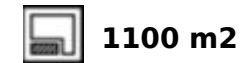
Ref.-ID: R4949389

IBI: 565 EUR / year

Coín



House



Nestled on the outskirts of Coín, this delightful 3-bedroom, 1-bathroom home sits on a generous 1,100 m² plot, offering privacy, comfort, and excellent accessibility. With a total built size of 238 m², this single-story property, built in 1999, is perfect for those seeking a private retreat with convenient access to amenities. Key Features: Large stunning, easy to maintain garden with a selection of fruit trees Private chlorine swimming pool Spacious covered terrace, ideal for relaxing or entertaining Outdoor barbecue area Flat, fully fenced plot for security and privacy 3 storage sheds for additional space (one currently used as a guest room) Parking for 3 cars, including a carport Easy access to mains electricity and water, plus irrigation water 11,000-liter water deposit tank Excellent transport links to the A-355 - Malaga and Marbella Bus services nearby for added convenience Spacious living/dining area with an open fireplace Fully fitted kitchen (accessible via the terrace) Newly refurbished bathroom South-facing orientation, ensuring plenty of natural light Property in excellent condition, move-in ready Location Benefits: Walking distance to a restaurant Short 15 minute walk to Coín town centre Peaceful yet well-connected location This home is a fantastic opportunity for families, retirees, or investors looking for a well-maintained property with great outdoor space, excellent access, and stunning surroundings. The Listing agent for itself and as agent for the vendor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeav-ours have been made to ensure that the information given in these particulars is materi-ally correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these particulars is to be relied upon as a statement or repre-sentation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good work-ing order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photo-graphs. 9. Any areas, measurements or distances are only approximate. 10. Any refer-ence to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of Tax if applicable.

Setting

- ✓ Country
- ✓ Close To Town

Orientation

- ✓ South

Condition

- ✓ Good

Pool

- ✓ Private

Climate Control

- ✓ Fireplace

Views

- ✓ Mountain
- ✓ Country
- ✓ Garden

Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Barbeque

Furniture

- ✓ Optional

Kitchen

- ✓ Fully Fitted

Garden

- ✓ Private
- ✓ Easy Maintenance

Parking

- ✓ Covered
- ✓ Open
- ✓ More Than One
- ✓ Private

Utilities

- ✓ Electricity
- ✓ Drinkable Water

Category

- ✓ Resale