



## Detached Villa for sale in Coín, Coín

349.000 €

Referenz: R5171038 Schlafzimmer: 2 Badezimmer: 2 Grundstücksgröße: 2.550m<sup>2</sup> Garten: 166m<sup>2</sup>





## Valle del Guadalhorce, Coín

This charming and traditional single-story country property is located just a short drive from the vibrant village of Coín. Set on a private plot of 2,550m<sup>2</sup>, distributed over three terraces, the home enjoys peace, privacy, and lovely countryside surroundings. The house itself offers three bedrooms and two bathrooms. Please note that the third bedroom is a single small room accessed through the second bedroom, and one of the bathrooms is external, conveniently located for poolside use. Inside, there is a cozy living room with a fireplace and air conditioning, plus a spacious covered terrace with a summer kitchen, perfect for year-round outdoor living.

On the upper terrace, you will find a chlorine swimming pool, sun terrace, and a small kitchenette. There is also ample open parking for multiple vehicles. The middle terrace is home to the house, surrounded by mature trees that provide shade throughout the year. The lower terrace features six stables (with the possibility of creating four more), currently used as storage, a dog house, and a chicken run.

The property benefits from mains electricity, town water, two private wells, and upgraded irrigation water (goteo system). Annual council tax is just €495.

With a total built size of 165m<sup>2</sup> (70m<sup>2</sup> internal living space), this property does require some modernization but offers excellent potential for those seeking a countryside retreat with equestrian facilities and complete privacy, all within easy reach of Coín.

Contact us today for further information or to arrange a viewing.

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## Eigenschaften:

### Merkmale

Überdachte Terrasse

Private Terrasse

Lagerraum

Grill

Stallungen

### Ansichten

Land

Garten

### Pool

Privat

Garten

Privat

### Kategorie

Wiederverkauf

### Orientierung

Süden

### Einstellung

In der Nähe der Stadt

Land

### Möbel

Optional

### Parken

Privat

Offen

### Klimakontrolle

Klimaanlage

Kamin

### Zustand

Gut

Renovierung erforderlich

### Küche

Teilweise montiert

### Versorgungsunternehmen

Strom

Trinkbares Wasser