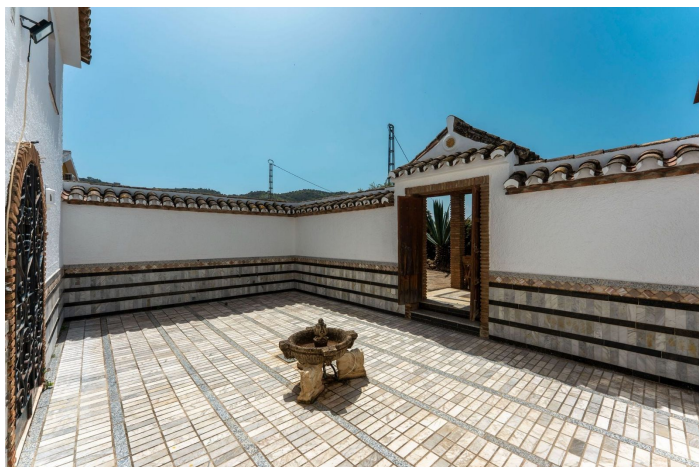




# Finca - Rural Estate for sale in Coín, Coín

395,000 €

Reference: R5356957 Bedrooms: 4 Bathrooms: 3 Plot Size: 6,037m<sup>2</sup> Build Size: 265m<sup>2</sup>





## Valle del Guadalhorce, Coín

Located just 7 km northwest of Coín (approximately a 12 minute drive), this spacious country property enjoys excellent road access and beautiful open views across the surrounding countryside and mountains. Set on a fully fenced and flat plot, the property offers 360° degree views, a variety of fruit trees, and a highly practical layout, ideal either for families, equestrian use, or those seeking a peaceful rural lifestyle with business potential.

The main house is distributed over two floors and offers flexible accommodation, with the possibility to create two independent living spaces, perfect for guest accommodation or a tourism rental.

On the ground floor, a large covered terrace welcomes you into the home. From here, you enter a generous family kitchen with a central island. A hallway leads to a double bedroom with built-in wardrobes and a family bathroom with a bathtub. To the left, a spacious living room is divided by a charming central arch, creating both a cozy lounge area and a formal dining space, complete with a large log burner.

From the dining area, a staircase leads to the first floor, which can also be accessed independently from the outside. This level currently offers three bedrooms, a family bathroom with a shower, and a kitchenette, ideal for conversion into a full kitchen, additional bathroom, or dressing room. At the end of the hallway, a lovely terrace provides stunning elevated views of the surrounding landscape.

The property benefits from wooden windows throughout, allowing for plenty of natural light, and also features a traditional Spanish-style courtyard off the living room, complete with a guest cloakroom.

Outside, there is a private swimming pool, ample parking for several vehicles, and a garage that could easily be adapted into additional accommodation, a gym, or a home office. Adjacent to the main house is the original building dating back to 1935, currently used as storage but offering further potential for renovation.

The plot is fully fenced and completely flat, making it ideal for horses or donkeys, and easy to maintain. The property benefits from mains electricity, a private well, and irrigation water during the summer months.

This is a property with tremendous potential, although it does require modernization throughout. Importantly, it is fully registered and has an AFO certificate in place.

Annual running costs are very low, with council tax under €500 per year.

A fantastic opportunity to create a beautiful family home or rural tourism project in a peaceful yet well-connected location.

For further information or to arrange a viewing, please do not hesitate to contact us.

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 endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches,



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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 representation 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 working 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 photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference 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.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room

### Views

Mountain  
Panoramic  
Country  
Garden

### Pool

Private Pool

### Garden

Landscaped  
Easy Maintenance

### Utilities

Electricity

### Orientation

South

### Setting

Country

### Furniture

Optional

### Security

Gated Complex

### Category

Resale

### Climate Control

Fireplace

### Condition

Renovation Required

### Kitchen

Fully Fitted

### Parking

Private  
Open  
More Than One