



# Finca - Rural Estate for sale in Coín, Coín

345,000 €

Reference: R5356963 Bedrooms: 3 Bathrooms: 2 Plot Size: 3,773m<sup>2</sup> Build Size: 130m<sup>2</sup>





## Valle del Guadalhorce, Coín

Nestled on the north-west side of Coín, this cozy country property offers the perfect balance between peaceful rural living and convenient access, located just 7 km from the town (approximately a 15 minute drive) with very good road connections.

The property features a well-maintained single-level home of approximately 130 m<sup>2</sup>. The accommodation comprises three bedrooms and two bathrooms, including a master bedroom with en-suite. The heart of the home is a cozy L-shaped open-plan kitchen and living area, designed for comfortable everyday living and entertaining. Air conditioning is installed in both the kitchen and living room, ensuring comfort throughout the year.

A charming loft space, accessed via a pull-down ladder staircase, provides additional versatility. While the ceiling height is limited, it can accommodate a bed or serve as practical storage.

Set on a fully fenced plot of just under 4,000 m<sup>2</sup>, the grounds are beautifully complemented by a variety of fruit trees and offer pleasant garden and countryside views. The property benefits from mains electricity, its own private well, and irrigation water during the summer months.

Outside, an inviting L-shaped covered terrace provides shaded areas all year round, creating the perfect space for relaxing or entertaining. This private outdoor area also includes a barbecue and an above-ground pool, ideal for enjoying the warm Andalusian climate.

Additional features include two storage rooms and ample parking, with space for several vehicles as well as a carport for two cars.

A delightful country home offering privacy, comfort, and easy access, ideal as a permanent residence or a peaceful holiday retreat.

For further information or to arrange a viewing, please contact us.

The Listing agent for itself and as agent for the vendor gives notice that:

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## Features:

### Features

Covered Terrace  
Private Terrace  
Paddle Tennis  
Barbeque

### Views

Mountain  
Country  
Garden

### Pool

Children`s Pool

### Garden

Landscaped  
Easy Maintenance

### Category

Resale

### Orientation

South East

### Setting

Country

### Furniture

Optional

### Parking

Private  
Covered  
More Than One

### Climate Control

Air Conditioning  
Fireplace

### Condition

Good

### Kitchen

Fully Fitted

### Utilities

Electricity