



## Finca - Rural Estate en venta en Coín, Coín

345.000 €

Referencia: R5356963    Dormitorios: 3    Baños: 2    Terreno: 3.773m<sup>2</sup>    Construido: 130m<sup>2</sup>





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## 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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## Características:

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Terraza Cubierta  
Terraza Privada  
Paddle Tennis  
Barbacoa

### Vistas

Vistas a Montaña  
Vistas al Campo  
Vistas a Jardín

### Piscina

Children`s Pool

### Jardín

Jardín Paisajístico  
Jardín de fácil mantenimiento

### Categoría

Reventa

### Orientación

Orientación Sureste

### Posición

Campo

### Muebles

Opcionales

### Aparcamiento

Parking Privado  
Parking Cubierto  
More Than One

### Climatización

Aire Acondicionado  
Chimenea

### Estado

Buen estado de conservación

### Cocina

Cocina Equipada

### Servicios Públicos

Electricidad