



Detached Villa for sale in Coín, Coín

429,500 €

Reference: R5293066 Bedrooms: 2 Bathrooms: 2 Plot Size: 474m<sup>2</sup> Build Size: 154m<sup>2</sup>





## Valle del Guadalhorce, Coín

Just reduced by €30,000. Owner open to sensible offers.

Detached villa built on one level, in a sought-after and well-maintained community in the heart of Coín. Lovely villa with numerous extra features and stunning panoramic mountain views. A short stroll to shops and amenities, including supermarkets.

The front of the house has a conservatory, with an electric awning overlooking the swimming pool and panoramic view. Great space for the winter months, maximising the sunshine and light.

The open-plan living and kitchen area are a good size and in excellent condition. A large, modern, fully-fitted kitchen with a built-in oven, hob and dishwasher. The lounge is tastefully decorated with a wood-burner and hot and cold air-conditioning. The current owner has also installed underfloor heating throughout the entire property.

The living area opens onto 2 spacious bedrooms with fitted wardrobes and 2 bathrooms/shower rooms. The master bedroom has an en-suite bathroom, and there is access to a separate bathroom for guests. Hot and cold air-conditioning is installed in both bedrooms.

The house layout would suit anyone with mobility issues. There is a separate entrance to the rear of the property for extra parking, and a flat area leads to doors and entry through the master bedroom.

Outside is an easily-maintained garden with terraces. A private salt-water swimming pool, a seated covered area, a shower and a separate W/C. To the left of the house is a space for barbequing, and to the right are mature fruit trees and a walkway to the extra parking, with a gated entry. Entrance to a storage room at the rear of the property, containing a water softening system.

The property also includes a private garage.

- South-facing orientation
- Underfloor heating throughout
- New roof (2018) with extra insulation
- Part-furnished
- Salt water swimming pool
- Water softening system
- Town water supply

The property has a central location in Coín; it's easy to walk to any part of the town, cycle or drive; the town has dedicated cycle paths. La Trocha Shopping Centre is a 10-minute walk, home to lots of different businesses, including a large Carrefour supermarket. A 5-minute walk in the other direction will take you to El Rodeo, with a choice of different restaurants and cafes. The town has several other supermarkets, including Mercadona, Aldi and Lidl, banks, pharmacies, good schools and a large medical centre. Coín has a friendly and happy atmosphere.

- Excellent transport links
- Public transport services
- 20 minutes to Malaga Airport



- 25 minutes to central Malaga
- 30 minutes to Marbella
- 30 minutes to Fuengirola



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Near Church

### Views

Mountain  
Panoramic  
Pool

### Pool

Private

### Garden

Private

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

Urbanisation  
Close To Shops  
Town

### Furniture

Fully Furnished

### Security

Safe

### Category

Holiday Homes  
Bargain  
Luxury  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace  
U/F Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
Covered  
Open