



## Finca - Rural Estate for sale in Coín, Coín

570,000 €

Reference: R5298730 Bedrooms: 3 Bathrooms: 4 Plot Size: 2,241m<sup>2</sup> Build Size: 401m<sup>2</sup> Terrace: 25m<sup>2</sup>





## Valle del Guadalhorce, Coín

Country property with house and swimming pool in Coín Country property located in a natural and peaceful environment, very close to the town centre of Coín, with asphalt access and good connections to services and main roads. A location that allows you to enjoy tranquillity and privacy without giving up real proximity to the town, with the possibility of walking there on a regular basis. The property is fully fenced and has independent electrical installations.

**House** The house is distributed over two levels, with a comfortable and functional layout. Main floor (158 m<sup>2</sup>): Large open-plan space combining living room, dining area and kitchen in a single room, plus: Three bedrooms Two full bathrooms One guest toilet Pantry It has hot/cold air conditioning. This floor is designed for everyday living, with spacious and well-connected rooms. Basement / Garage floor (158 m<sup>2</sup>): Large space with a guest toilet, currently used as a garage, with capacity for several vehicles and a large storage area. Due to its size and layout, it is a very versatile space, with ventilation through high windows, suitable for multiple complementary uses such as a leisure area, gym, multipurpose room or workspace, depending on the buyer's needs.

**Outdoor area and swimming pool** The property features a pleasant pool area, designed to be enjoyed for most of the year, including: Swimming pool Fully equipped outdoor kitchen Covered porch Outdoor bathroom An area independent from the house, ideal for family gatherings and meetings with friends.

**Auxiliary buildings and spaces** The property also includes: Auxiliary building of approximately 27 m<sup>2</sup>, suitable for use as an office, guest studio or any other purpose Utility room Auxiliary storage with metal structure Chicken coop Two dog kennels

**Plot and surroundings** According to the Land Registry, the plot measures 2,241 m<sup>2</sup>. It is well maintained and includes an area dedicated to a vegetable garden, as well as fruit trees in production, such as loquat, mandarin, lemon, orange, avocado and apricot trees, among others.

**Water supply and utilities** The property has: Electricity supply (the basement has industrial electrical installation) Legalised private well, approximately 100 metres deep Irrigation water Water storage tank with a capacity of 27,000 litres

**Surfaces and important information** According to the Land Registry: Built area: 441 m<sup>2</sup> Plot size: 2,241 m<sup>2</sup> According to the title deeds: The deeds state a plot of 3,018 m<sup>2</sup> and an agricultural building of 65 m<sup>2</sup> The property does not have an AFO

The property is sold in its current condition, with the existing documentation, and is aimed at an informed buyer who values the location, the possibility of walking to town due to its proximity, the built area, privacy and the overall property. A country property with a house, swimming pool, garage and land, in a quiet area yet very close to the town – a combination that is increasingly rare in Coín. Enquiries including a valid phone number will be given priority. Viewings will be arranged with genuinely interested parties.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Fitted Wardrobes  
Guest Apartment  
Guest House  
Utility Room  
Bar  
Barbeque  
Restaurant On Site  
Courtesy Bus

### Views

Country  
Pool

### Pool

Private

### Parking

Underground  
Garage  
Private  
Covered  
More Than One

### Orientation

South  
West  
South West

### Setting

Close To Schools  
Suburban  
Country  
Village

### Garden

Private

### Utilities

Electricity

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Security

Gated Complex