

**Sales - House - Coín**

**459.000€**



**Ref.-ID: MIBGR5293066**

**Coín**

**Community: 300 EUR / year**

**IBI: 391 EUR / year**

**Rubbish: 48 EUR / year**



**2**



**2**



**154 m<sup>2</sup>**



**474 m<sup>2</sup>**

**House**

Detached villa built on one level, in a sought-after and well-maintained community in the heart of Coin. 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 Coin; 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. Coin 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

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|---|---|----------------------------------|----------------------------|---|--|
| <b>Setting</b><br>✓ Town<br>✓ Close To Shops<br>✓ Urbanisation  | <b>Orientation</b><br>✓ South   | <b>Condition</b><br>✓ Excellent  | <b>Pool</b><br>✓ Private   | <b>Climate Control</b><br>✓ Air Conditioning<br>✓ Hot A/C<br>✓ Cold A/C<br>✓ Fireplace<br>✓ U/F Heating | <b>Views</b><br>✓ Mountain<br>✓ Panoramic<br>✓ Pool            |
| <b>Features</b><br>✓ Covered Terrace<br>✓ Fitted Wardrobes<br>✓ Near Transport<br>✓ Private Terrace<br>✓ WiFi<br>✓ Storage Room<br>✓ Ensuite Bathroom<br>✓ Marble Flooring<br>✓ Double Glazing<br>✓ Near Church | <b>Furniture</b><br>✓ Fully Furnished                                   | <b>Kitchen</b><br>✓ Fully Fitted | <b>Garden</b><br>✓ Private | <b>Security</b><br>✓ Safe   | <b>Parking</b><br>✓ Garage<br>✓ Covered<br>✓ Open<br>✓ Private |
| <b>Utilities</b><br>✓ Electricity<br>✓ Drinkable Water  | <b>Category</b><br>✓ Bargain<br>✓ Holiday Homes<br>✓ Luxury<br>✓ Resale |                                  |                            |   |  |