

Sales - House - Coín
570.000€



Ref.-ID: MIBGR5298730

IBI: 1,100 EUR / year

Coín



3



4



401 m2

House



2241 m2

Estate with House and Pool in Coín Estate located in a natural and peaceful setting, very close to the town center of Coín, with paved access and good connections to services and main roads. A location that allows you to enjoy tranquility and privacy without giving up genuine proximity to the village, with the possibility of walking there regularly. 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 m²): Spacious open-plan living room, dining area, and kitchen, all integrated into one space, plus: Three bedrooms Two full bathrooms One guest toilet Pantry Hot and cold air conditioning A floor designed for everyday living, with large and well-connected spaces. Basement / Garage floor (158 m²): Large open space with a toilet, currently used as a garage with capacity for several vehicles, ample storage area, and restroom. Due to its size and layout, it is a very versatile space, with ventilation through high windows, suitable for various complementary uses such as a leisure area, gym, multipurpose room, or workspace, depending on the buyer's needs. Outdoor Area and Pool: The estate features a pleasant pool area designed to be enjoyed for much of the year, including: Swimming pool Fully equipped outdoor kitchen Covered porch Outdoor bathroom An independent space from the house, ideal for family gatherings and meetings with friends. Additional Buildings and Auxiliary Spaces: The property also includes: Auxiliary building of approximately 27 m², suitable for use as an office, guest studio, or other purposes Utility/installation room Auxiliary metal-structure storage unit Chicken coop Two dog kennels Plot and Surroundings: The estate has 2,241 m² according to the Land Registry (Catastro). It is well maintained and includes a designated vegetable garden area as well as fruit trees in production, including loquat, mandarin, lemon, orange, avocado, and apricot trees, among others. Water and Installations: The property has: Electricity supply (the basement area has an industrial electrical installation) Legalized well water, approximately 100 meters deep Irrigation water Water storage tank (aljibe) with a capacity of 27,000 liters Surface Areas and Important Information: According to the Land Registry (Catastro): Built area: 441 m² Plot size: 2,241 m² According to the Title Deeds: The deeds record a 65 m² agricultural building and a plot of 3,018 m² The property does not have AFO status 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 the village due to its proximity, the built area, privacy, and the overall characteristics of the property. An estate with house, pool, garage, and land, in a quiet area yet very close to the village — a combination increasingly hard to find in Coín. Viewings will be arranged with genuinely interested and well-informed parties only.

Setting ✓ Suburban ✓ Country ✓ Village ✓ Close To Schools	Orientation ✓ South ✓ South West ✓ West	Condition ✓ Excellent	Pool ✓ Private	Climate Control ✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C	Views ✓ Country ✓ Pool
Features ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ Guest Apartment ✓ Guest House ✓ Utility Room ✓ Ensuite Bathroom ✓ Bar ✓ Barbeque ✓ Restaurant On Site ✓ Courtesy Bus	Garden ✓ Private	Security ✓ Gated Complex	Parking ✓ Underground ✓ Garage ✓ Covered ✓ More Than One ✓ Private	Utilities ✓ Electricity	