## Sales - House - Coín

# 480.000€











**Ref.-ID: MIBGR5306932**

**Coín**

**House**

**IBI: 855 EUR / year**

**3** **2** **145 m2** **474 m2**

Upgraded Modern Villa with Solar Panels . Recently Renovated . Bright and Airy Throughout . Solar Panels Installed . Detached Property in Popular Urbanisation We are delighted to present this recently upgraded detached villa, ideally located on a sought-after urbanisation between Coín and Alhaurín el Grande. Property Overview Upon entering the property, you are immediately struck by the light and airy atmosphere. The spacious lounge is positioned to the right and flows directly onto the shaded terrace, swimming pool, and garden — creating a seamless indoor-outdoor layout that is perfect for modern living. The lounge has a contemporary feel while still offering warmth and comfort, thanks to a charming wood-burning stove that provides cosy heat during the winter months. Large patio doors open onto the terrace, which truly feels like an additional living space. Bathed in morning sunshine, it is ideal for breakfast, relaxing, or entertaining guests. To the left of the lounge is the fully fitted modern kitchen, complete with integrated appliances and ample storage. A window to the front aspect overlooks the pool area, making it both practical and pleasant for everyday use. The ground floor also offers two double bedrooms and a family bathroom. Upstairs, the master bedroom provides a private retreat with its own en-suite bathroom, wardrobe area, and direct access to a private terrace via patio doors. Outdoor Area The exterior space features a terrace, landscaped garden, and swimming pool area — perfect for enjoying the Mediterranean climate. Views Urban and mountain views. Access Excellent access to main routes and nearby amenities. The Listing Agent, acting on its own behalf and on behalf of the Vendor, gives notice that: The information provided is for general guidance only and does not constitute an offer, contract or contractual representation. While every effort is made to ensure accuracy, information may contain errors or omissions and may be changed or withdrawn without notice. Prospective purchasers should independently verify all information, measurements, boundaries, condition, services, permits and legal status through their own inspections, searches, surveys and legal advisers. The Agent and Vendor accept no responsibility for statements or information provided, and no representation or warranty is given regarding the property's condition, installations, appliances or services. Photographs are for illustrative purposes only, are the exclusive property of this agency, and may not show all areas of the property. Measurements and distances are approximate and based on available documentation. References to alterations, extensions or permitted uses do not confirm that all necessary licences or permissions have been obtained. All purchase-related taxes and costs are payable by the purchaser and are not included in the sale price. These may include VAT or ITP, AJD, Notary, Land Registry and legal fees, as applicable. Estate agency fees are included in the advertised sale price.

**Setting**
- ✔ Urbanisation

**Condition**
- ✔ Good Condition

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Garden Views
- ✔ Urban Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Fiber Optic

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

**Parking**
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water