Sales - House - Coín

795.000€











Ref.-ID: MIBGR5393155 **Coín** **House**

IBI: 785 EUR / year **Rubbish: 29 EUR / year** **7** **7** **297 m2** **8295 m2**

Boutique Bed & Breakfast in the Heart of Andalusian Nature Nestled in the beautiful countryside of Coín, surrounded by rolling hills, olive groves, and lemon trees, this charming boutique Bed & Breakfast offers a unique combination of tranquillity, authenticity, and Mediterranean lifestyle. The property enjoys a peaceful yet highly accessible location, just a 5-minute drive from the vibrant town centre of Coín and within easy reach of Marbella, Málaga Airport, and the beaches of the Costa del Sol. The guest accommodation features five comfortable bedrooms and four bathrooms, including a spacious family room, making it ideal for couples, families, and groups. The warm and inviting atmosphere immediately makes guests feel at home. Guests can enjoy a cosy indoor breakfast area, while outside, a beautiful dining space beneath mature grapevines creates the perfect setting for long Mediterranean lunches and relaxed evenings overlooking the Andalusian landscape. Above that area is another bedroom, currently in use as storage room. At the heart of the property lies the swimming pool, surrounded by several sunny terraces and relaxation areas where guests can fully unwind and enjoy the outdoor lifestyle under the Andalusian sun. Multiple terraces and seating areas are spread throughout the estate, each offering spectacular panoramic views. The property also features a pétanque court, ideal for long and relaxing evenings in Mediterranean atmosphere. A major highlight of this property is the completely private owner’s accommodation located on the first floor. This private residence includes a spacious living room, fully equipped kitchen, bathroom, and a comfortable bedroom with walk-in closet. From the exceptionally large covered private terrace, owners can enjoy breathtaking open views across the surrounding hills and countryside — the perfect private retreat while operating the B&B. An additional asset is the separate casita located on the grounds. Although currently not in use and in need of renovation, all water, electricity, and sewage connections are already in place. The building even includes an existing sauna, toilet and shower, offering excellent potential for further development as a wellness area, guest suite, studio, or private accommodation. With an outstanding 9.7 rating on Booking.com based on more than 100 reviews, this Bed & Breakfast enjoys an excellent reputation and a loyal international client base. For new owners, this presents a rare opportunity to acquire a fully operational and turnkey hospitality business, including the trading name, guest database, website, and existing Booking.com listings. In addition, the property is equipped with a 10 kWh solar panel installation including a virtual battery and ongoing energy contract, significantly reducing energy costs while perfectly matching the growing demand for sustainable and energy-efficient accommodation. Fully registered and connected to mains water and electricity, the property offers both comfort and legal security for anyone looking to continue and further develop this successful hospitality business immediately. Another major advantage is the existing tourist licence for up to 14 guests, making the property perfectly suited for the professional operation of a profitable Bed & Breakfast or boutique hospitality concept in one of Andalucía’s most desirable regions. The combination of peaceful countryside living, excellent accessibility, breathtaking views, and established business potential makes this an exceptional opportunity on the Costa del Sol. A hidden gem in the Andalusian countryside where hospitality, relaxation, and lifestyle come together perfectly.

Setting
- ✔ Country

Orientation
- ✔ North East Orientation
- ✔ East Facing

Condition
- ✔ Recently Renovated

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Mountain Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Sauna
- ✔ Guest Apartment
- ✔ Guest House
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Photovoltaic solar panels

Category
- ✔ Holiday Homes