## Sales - House - Coín

# 525.000€

**Ref.-ID: MIBGR5430550** **Coín** **House**

**IBI: 635 EUR / year** **Rubbish: 120 EUR / year** **4** **3** **137 m2** **1725 m2**

Set in an elevated position with beautiful open views across the surrounding countryside, this detached 4-bedroom villa with AFO offers the perfect blend of privacy, comfort and outdoor living, all within easy reach of Coín town. Accessed via a fully tarmac road, the property sits on a fully fenced plot of approximately 1,700m², beautifully landscaped with mature plants, established gardens and a variety of outdoor spaces designed for enjoying the Mediterranean lifestyle. The accommodation comprises four bedrooms and three bathrooms, including a convenient outdoor bathroom serving the pool area. Inside, the home offers comfortable living spaces, while outside is where this property truly shines. A large covered terrace provides the ideal setting for al fresco dining and entertaining, complemented by a built-in BBQ area, gazebo, and several seating zones positioned to take advantage of the views and sunshine throughout the day. The private swimming pool is surrounded by terraces and relaxation areas, creating a wonderful space for family and friends. Additional features include ample parking for multiple vehicles, storage rooms, a separate laundry area, and various practical outdoor facilities that enhance everyday living. The property benefits from its own private well, with town water close by, offering the possibility of a future connection if desired. It also has an AFO in place, adding peace of mind and making it an even more attractive option. Whether you're looking for a permanent residence, holiday home or investment property, this well-presented villa offers space, privacy and stunning outdoor amenities in a highly desirable location. Key Features: * Detached 4-bedroom villa * 3 bathrooms (including one external bathroom) * Elevated position with beautiful views * Private swimming pool * Large covered terrace * BBQ and entertainment area * Gazebo and multiple seating zones * Mature gardens and established planting * Storage rooms and laundry area * Fully fenced 1,700m² plot * Tarmac access * Ample parking * Private well * Town water nearby with potential connection * AFO in place * New to the market We, the agent, acting on behalf of the vendor, provides this information for guidance purposes only and without contractual value. The details may be subject to errors, variations, availability, or withdrawal without prior notice. Buyers must verify all details through their own inspections and enquiries. Purchase-related costs: Resale residential properties: Property Transfer Tax (ITP) between 3.5% and 7%; New-build residential properties: 10% VAT (IVA) and 1.2% Stamp Duty (AJD); Plots: 7% ITP or 21% VAT plus 1.2% AJD. Notary and Land Registry fees: approximately 0.8%; Legal fees: generally between 0.8% and 1.5%, although in some cases fixed fees may apply instead of a percentage. These estimates are non-binding. Agency commission is included in the sale price. Full information available upon request.

**Setting**
- ✔ Close To Town

**Condition**
- ✔ Good

**Pool**
- ✔ Private

**Climate Control**
- ✔ Air Conditioning
- ✔ Fireplace

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

**Features**
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Double Glazing

**Kitchen**
- ✔ Fully Fitted

**Garden**
- ✔ Private
- ✔ Landscaped

**Parking**
- ✔ Covered
- ✔ Open
- ✔ Private

**Utilities**
- ✔ Electricity

**Category**
- ✔ Holiday Homes
- ✔ Resale