

**Sales - House - Coín**  
**99.000€**

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**Ref.-ID: MIBGR4396762**

**IBI: 44 EUR / year**

**Coín**



**2**



**0.5**



**106 m2**

**House**



**9303 m2**

PLEASE READ FULL DESCRIPTION Small 2 bedroom country house located on the north side of Coín, offering very good road access. Located a 12 minute car drive from the village of Coín (6.5km) this property offers lots of potential! The building is approx. 53m<sup>2</sup>. At the front of the property there is a good size shaded terrace. Upon entering the building there is a large open room that would be the living room/kitchen and at the back there are two rooms that could be converted into bedrooms. To the left side of the house is a storage room and there is another storage room at the back of the house with a WC. This built size is approximately 16m<sup>2</sup>. Please note the property requires renovation throughout. The plot, of just over 9.000m<sup>2</sup> is divided into 2 independent plots with a country land that divides them both. The large plot (of just over 7.000 m<sup>2</sup>) has a gentle slope and is fully fenced and is mainly planted with avocados and walnut trees (there is approx. 50 avocados and 50 walnut trees plus a storage room of approx 30m<sup>2</sup> that could be converted into 2 stables). There are two water deposit tanks on this plot, once, for the irrigation of the garden and has a capacity of approx. 48.000L and another smaller one for the house consumption of 15.000L. The reaming land is located behind the house and is partially fenced and terraced. There are a few fruit trees planted on this plot. The only source of water for this property is irrigation water although the current owner has applied for permission to drill a well. It also has mains electricity.

**Orientation**



South