



**Sales - House - Coín  
495.000€**

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**Ref.-ID: MIBGR5249185**

**Community: 456 EUR / year**

**Coín**



**3**



**2**



**287 m<sup>2</sup>**

**House**



**432 m<sup>2</sup>**

House in Sierra Chica, Coín - Views of the Guadalhorce Valley Overview Magnificent property for sale in the sought-after Sierra Chica urbanization (Calle Minerva, Coín), with spectacular views of the Guadalhorce Valley and the La Trocha Shopping Center. A property that combines spaciousness, comfort and privileged location, just a stone's throw from shops, services and excellent access. --- Housing Distribution Ground floor • Two spacious bedrooms with fitted wardrobes. • Bathroom. • Living room with direct access to the terrace and equipped with fireplace with pellet stove, which efficiently heats the entire area. • A good sized separate kitchen, with space for dining room. First Floor • Very spacious master bedroom, with built-in wardrobes in a classic style. • En-suite bathroom, with separate bathtub and shower. • Large private terrace with panoramic views of the Guadalhorce Valley. Basement/Garage • Large underground car park, with capacity for more than 3 vehicles and a height of 4 metres. • Two additional spaces and a full bathroom, currently conditioned as: o Private gym. o Workshop/office. Foreign • BBQ area, ideal for family and social gatherings. • Space available to install a swimming pool of good dimensions, perfect for enjoying the Mediterranean climate. --- About Coín Coín is a charming municipality located in the heart of the Guadalhorce Valley, known for its natural environment, its agricultural tradition and its tranquil atmosphere. --- Connectivity • Málaga city: about 30 minutes by car. • Marbella: approximately 25-30 minutes by road. • Málaga-Costa del Sol Airport: 35 minutes away, with multiple transport options. • Excellent access to the main communication routes of the Costa del Sol, which facilitates both daily mobility and leisure getaways. --- Opportunity A versatile home that offers residence, leisure and work in the same place, with adaptable spaces and unique views that make it an exceptional property within a municipality with a high quality of life and excellent connection to the entire Costa del Sol.

<b>Setting</b>	<b>Condition</b>	<b>Pool</b>	<b>Climate Control</b>	<b>Views</b>	<b>Features</b>
✓ Town	✓ Excellent	✓ Room For Pool	✓ Air Conditioning ✓ Fireplace	✓ Country ✓ Panoramic	✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ Ensuite Bathroom ✓ Barbeque ✓ Double Glazing ✓ Courtesy Bus ✓ Basement ✓ Fiber Optic
✓ Commercial Area					
✓ Close To Shops					
✓ Close To Town					
✓ Close To Schools					
✓ Urbanisation					
<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>	<b>Parking</b>	<b>Utilities</b>	<b>Category</b>
✓ Part Furnished	✓ Fully Fitted	✓ Private	✓ Underground ✓ Covered ✓ More Than One ✓ Private	✓ Electricity ✓ Drinkable Water ✓ Photovoltaic solar panels	✓ Investment ✓ Contemporary