



**Sales - House - Coín  
459.000€**

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**Ref.-ID: MIBGR5293066**

**Coín**

**Community: 300 EUR / year**

**IBI: 391 EUR / year**

**Rubbish: 48 EUR / year**



**2**



**2**



**154 m<sup>2</sup>**



**474 m<sup>2</sup>**

**House**

Detached villa built on one level, in a sought-after and well-maintained community in the heart of Coin. Lovely villa with numerous extra features and stunning panoramic mountain views. A short stroll to shops and amenities, including supermarkets. The front of the house has a conservatory, with an electric awning overlooking the swimming pool and panoramic view. Great space for the winter months, maximising the sunshine and light. The open-plan living and kitchen area are a good size and in excellent condition. A large, modern, fully-fitted kitchen with a built-in oven, hob and dishwasher. The lounge is tastefully decorated with a wood-burner and hot and cold air-conditioning. The current owner has also installed underfloor heating throughout the entire property. The living area opens onto 2 spacious bedrooms with fitted wardrobes and 2 bathrooms/shower rooms. The master bedroom has an en-suite bathroom, and there is access to a separate bathroom for guests. Hot and cold air-conditioning is installed in both bedrooms. The house layout would suit anyone with mobility issues. There is a separate entrance to the rear of the property for extra parking, and a flat area leads to doors and entry through the master bedroom. Outside is an easily-maintained garden with terraces. A private salt-water swimming pool, a seated covered area, a shower and a separate W/C. To the left of the house is a space for barbequing, and to the right are mature fruit trees and a walkway to the extra parking, with a gated entry. Entrance to a storage room at the rear of the property, containing a water softening system. The property also includes a private garage. • South-facing orientation • Underfloor heating throughout • New roof (2018) with extra insulation • Part-furnished • Salt water swimming pool • Water softening system • Town water supply The property has a central location in Coin; it's easy to walk to any part of the town, cycle or drive; the town has dedicated cycle paths. La Trocha Shopping Centre is a 10-minute walk, home to lots of different businesses, including a large Carrefour supermarket. A 5-minute walk in the other direction will take you to El Rodeo, with a choice of different restaurants and cafes. The town has several other supermarkets, including Mercadona, Aldi and Lidl, banks, pharmacies, good schools and a large medical centre. Coin has a friendly and happy atmosphere. • Excellent transport links • Public transport services • 20 minutes to Malaga Airport • 25 minutes to central Malaga • 30 minutes to Marbella • 30 minutes to Fuengirola

<b>Setting</b> ✓ Town ✓ Close To Shops ✓ Urbanisation	<b>Orientation</b> ✓ South	<b>Condition</b> ✓ Excellent	<b>Pool</b> ✓ Private	<b>Climate Control</b> ✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C ✓ Fireplace ✓ U/F Heating	<b>Views</b> ✓ Mountain ✓ Panoramic ✓ Pool
<b>Features</b> ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ WiFi ✓ Storage Room ✓ Ensuite Bathroom ✓ Marble Flooring ✓ Double Glazing ✓ Near Church	<b>Furniture</b> ✓ Fully Furnished	<b>Kitchen</b> ✓ Fully Fitted	<b>Garden</b> ✓ Private	<b>Security</b> ✓ Safe	<b>Parking</b> ✓ Garage ✓ Covered ✓ Open ✓ Private
<b>Utilities</b> ✓ Electricity ✓ Drinkable Water	<b>Category</b> ✓ Bargain ✓ Holiday Homes ✓ Luxury ✓ Resale				