

**Sales - House - Coín**  
**570.000€**

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**Ref.-ID: MIBGR5298730**

**IBI: 1,100 EUR / year**

**Coín**



**3**



**4**



**401 m2**

**House**



**2241 m2**

Country property with house and swimming pool in Coín Country property located in a natural and peaceful environment, very close to the town centre of Coín, with asphalt access and good connections to services and main roads. A location that allows you to enjoy tranquillity and privacy without giving up real proximity to the town, with the possibility of walking there on a regular basis. The property is fully fenced and has independent electrical installations. House The house is distributed over two levels, with a comfortable and functional layout. Main floor (158 m²): Large open-plan space combining living room, dining area and kitchen in a single room, plus: Three bedrooms Two full bathrooms One guest toilet Pantry It has hot/cold air conditioning. This floor is designed for everyday living, with spacious and well-connected rooms. Basement / Garage floor (158 m²): Large space with a guest toilet, currently used as a garage, with capacity for several vehicles and a large storage area. Due to its size and layout, it is a very versatile space, with ventilation through high windows, suitable for multiple complementary uses such as a leisure area, gym, multipurpose room or workspace, depending on the buyer's needs. Outdoor area and swimming pool The property features a pleasant pool area, designed to be enjoyed for most of the year, including: Swimming pool Fully equipped outdoor kitchen Covered porch Outdoor bathroom An area independent from the house, ideal for family gatherings and meetings with friends. Auxiliary buildings and spaces The property also includes: Auxiliary building of approximately 27 m², suitable for use as an office, guest studio or any other purpose Utility room Auxiliary storage with metal structure Chicken coop Two dog kennels Plot and surroundings According to the Land Registry, the plot measures 2,241 m². It is well maintained and includes an area dedicated to a vegetable garden, as well as fruit trees in production, such as loquat, mandarin, lemon, orange, avocado and apricot trees, among others. Water supply and utilities The property has: Electricity supply (the basement has industrial electrical installation) Legalised private well, approximately 100 metres deep Irrigation water Water storage tank with a capacity of 27,000 litres Surfaces and important information According to the Land Registry: Built area: 441 m² Plot size: 2,241 m² According to the title deeds: The deeds state a plot of 3,018 m² and an agricultural building of 65 m² The property does not have an AFO The property is sold in its current condition, with the existing documentation, and is aimed at an informed buyer who values the location, the possibility of walking to town due to its proximity, the built area, privacy and the overall property. A country property with a house, swimming pool, garage and land, in a quiet area yet very close to the town — a combination that is increasingly rare in Coín. Enquiries including a valid phone number will be given priority. Viewings will be arranged with genuinely interested parties.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Suburban</li><li>✓ Country</li><li>✓ Village</li><li>✓ Close To Schools</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li><li>✓ South West</li><li>✓ West</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li><li>✓ Cold A/C</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Country</li><li>✓ Pool</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Guest Apartment</li><li>✓ Guest House</li><li>✓ Utility Room</li><li>✓ Ensuite Bathroom</li><li>✓ Bar</li><li>✓ Barbeque</li><li>✓ Restaurant On Site</li><li>✓ Courtesy Bus</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>	<b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li><li>✓ Garage</li><li>✓ Covered</li><li>✓ More Than One</li><li>✓ Private</li></ul>	<b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li></ul>	