MIBGROUP.ES

**Sales - House - Coín**

# 725.000€

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**Ref.-ID: MIBGR5340613**

**Coín**

**House**

**Community: 288 EUR / year**

**Rubbish: 100 EUR / year**

**3**

**2.5**

**253 m2**

**610 m2**

STUNNING THREE BEDROOM VILLA A must-see, substantially built, deceptively spacious and highly maintained, three-bedroom detached, corner plot property, located within an exclusive and desirable urbanization close to the ever-popular areas of Coin and Alhaurin el Grande. This stunning villa provides a desirable mix of being accessible and highly usable, is both traditional and contemporary, offers the true indoor-outdoor living experience and coupled with the low maintenance private garden and large, heated swimming pool and BBQ area, you truly can have it all. The current, long-term owners have loved and cared for the villa throughout and is now offered for sale in a move-in ready, turnkey condition. The property is situated in a quiet and peaceful location within the urbanisation and enjoys both privacy and exclusivity, differing views and continuous sun throughout the day. The villa with integrated two car garage and workshop, is distributed over three floors, each as accessible as the other. On the main floor we have a generous, open plan living-dining room with separate kitchen, all of which lead to the equally as large, covered garden lounge and dining terrace. The recently reformed kitchen is well equipped and installed to a high standard. On this floor you will find the primary bedroom suite comprising of a sizeable bedroom and en-suite bathroom, also enjoying direct access to the covered terrace, leading to the garden and pool. Additionally, on the main floor, there is an inviting entrance door and hallway, usable storage room and nicely appointed guest bathroom. The open plan staircase leads to a landing area with access to the two, guest bedrooms and separate family bathroom. Both upper floor bedrooms boast sun terraces with pool and garden views. All bedrooms have Wardrobe space and storage areas are generous throughout. The garage and workshop area are of a good size and very usable. This space, could with a little reworking and subject to planning, be converted into living accommodation or you could leave as is and have plenty of storage space for tools and hobbies, two cars, bike, motorcycles and more. Outside you will find a private and secure, fully stocked and established low maintenance garden, with state-of-the-art irrigation system. The covered pool and the shower are both heated, which is not only unusual, showing the care and thought the owners have placed on the property. The outdoor chef’s barbeque kitchen is fully equipped and is a wonderful asset that can be used all year round. Lastly, there is a useful garden storage room for tools, plant feed and separate wood store. The property has many modern conveniences, for example, cavity wall insulation, gas fired central heating, air conditioning in all rooms, ceiling fans, a central wood burning fireplace, several large water heaters, insect screens to all windows, water softener, 2,000ltr water storage deposit, external lighting, numerous exterior awnings, CCTV, heated pool and shower and is fully alarmed. The villa is well placed for Mijas, La Cala, Fuengirola, Malaga Airport, Marbella and beyond. There are endless beaches and numerous golf courses within 20 mins or less and the pièce de resistance of the area, the extensive and wide variety of high-quality restaurants in the local vicinity. We recommend that potential buyers looking for such a property to act swiftly. The villa will suit those looking for a fabulous permanent living home, an investment, long-term rental income, or as a lock-up and leave holiday home. Please make contact for further details and to register your interest.

**Setting**
- Close To Town
- Close To Schools
- Close To Forest
- Urbanisation

**Orientation**
- South
- South West
- West

**Condition**
- Excellent

**Pool**
- Private
- Heated

**Climate Control**
- Air Conditioning
- Central Heating
- Fireplace

**Views**
- Mountain
- Garden
- Pool
- Forest

**Features**
- Covered Terrace
- Fitted Wardrobes
- Near Transport
- Private Terrace
- Storage Room
- Utility Room
- Ensuite Bathroom
- Barbeque
- Double Glazing
- Basement
- Fiber Optic

**Furniture**
- Part Furnished

**Kitchen**
- Fully Fitted

**Garden**
- Private
- Landscaped
- Easy Maintenance

**Security**
- Entry Phone
- Alarm System

**Parking**
- Underground
- Garage
- Street
- More Than One

**Utilities**
- Electricity
- Drinkable Water

**Category**
- Holiday Homes
- Investment
- Resale