



**Ref.-ID: MIBGR5358241**

**Coín**

**House**

**IBI: 300 EUR / year**

**Rubbish: 117 EUR / year**



**3**



**1**



**115 m2**

An inviting townhouse located in an excellent area in the centre of Coín, on a quiet no-through road with no traffic, and just a short walk from all amenities: shops, schools and leisure facilities. The property is built over two floors. On the ground floor there is a spacious and bright living-dining room, a functional kitchen and a full bathroom. From this level you can access a pleasant interior patio — a highly valued feature that brings light and breathing space to the home. Here you'll find a second sitting room and an additional room currently used for storage, offering great potential to be converted into an office, studio or multi-purpose space. On the top floor, the property has three generous sized bedrooms with excellent natural light. It benefits from PVC windows with Climalit double glazing, ensuring thermal and acoustic comfort throughout the year. A property with plenty of potential, ideal as a permanent home or as an investment, in a highly sought-after location.

**Setting**

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Schools

**Furniture**

- ✓ Not Furnished

**Orientation**

- ✓ West

**Kitchen**

- ✓ Fully Fitted

**Condition**

- ✓ Good

**Parking**

- ✓ Street

**Climate Control**

- ✓ Air Conditioning

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Views**

- ✓ Urban
- ✓ Street

**Category**

- ✓ Resale

**Features**

- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Double Glazing