

## Sales - House - Coín

**210.000€**

**Coín**

**House**

**IBI: 365 EUR / year**

**Rubbish: 62 EUR / year**



**2**



**1**



**70 m2**



**14981 m2**

Rural 2 bedroom country house situated on a large plot north of Río Grande. A beautiful south facing two bedroom finca situated on a fully fenced plot of 14,981m2, North of Coín. This finca is in excellent condition throughout, perfect for those seeking peace and tranquillity. You enter through iron gates onto a long straight drive leading to the main parking area to the front of the property. From the covered terrace, you enter the house directly into a large living/kitchen/dining room, with beamed ceilings, patio doors and feature fireplace. From the living room, you access the inner hall where you will find one double bedroom and family bathroom. The stairs lead you to the loft where there is another large bedroom with scope to be split into two. Situated on a fully fenced plot of 14,981m2, with two covered terraces, one perfect for an outdoor kitchen, outbuildings, including 2 small stables, private well, an abundance of fruit trees, and far-reaching views across the campo, a perfect location for a small holding. The property is located about 30 minutes north of Coín in a rural location known as 'La Jara'. The road access is very good except the last 3.5 km which is a dirt track but in good condition. The vibrant town of Coín is a beauty with plenty of history and sights. As you arrive, you will drive through fields of orchards, oranges, lemons, olives, almonds and forests such as Alpujata, La Fuente, El Charco del Infierno and La Albuquerque. You will feel a world away from civilisation and indeed Coín is referred to as the town of three hundred orchards. Coín has a rich history having been occupied by the Romans, when the town was known as Lacibis, then later as La Cobin, in the 1st century B.C. There are many lovely squares, known as Plazas, where you can relax with a coffee, listen to the fountains and watch the world go by. Try Plaza de la Vía or Plaza Alameda. When occupied by the Moors, Coín was known as Dacuan and was an important town in the region. Although Coín's economy has largely relied on agriculture, it also has been a producer of marble and ceramics, perhaps you have heard the term 'green Coín'? Coín is located 36km south-west of Málaga, at an altitude of 210 metres above sea level overlooking the stunning Guadalhorce Valle. The climate has mild winters and hot summers and more than a third of the days of the year are sunny. Its municipality has an area of 128.4 km2 and welcomes its almost 22,000 inhabitants, who receive the name of coineños or coínos. The Listing agent for itself and as agent for the vendor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of Tax if applicable.

### **Orientation**

✓ South























































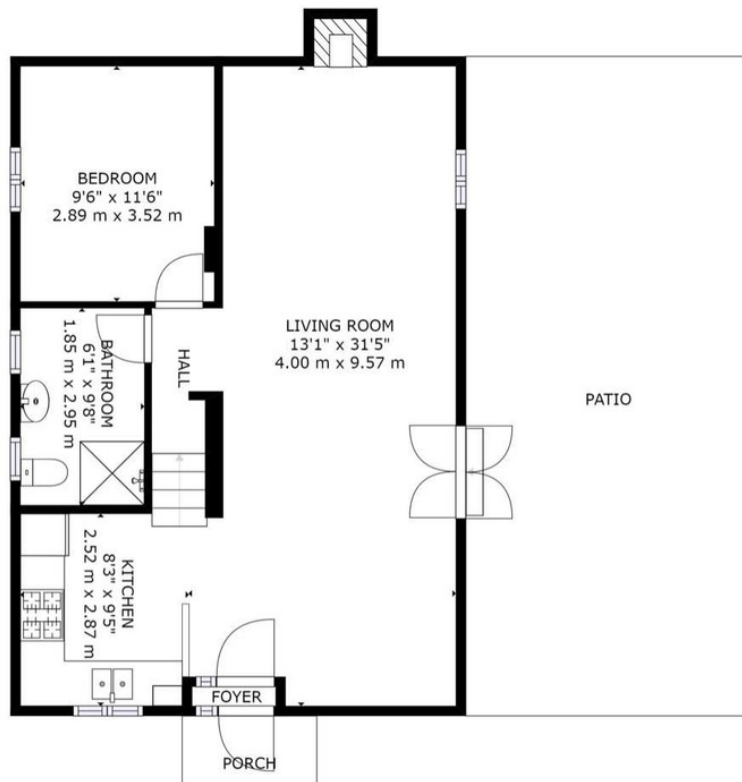










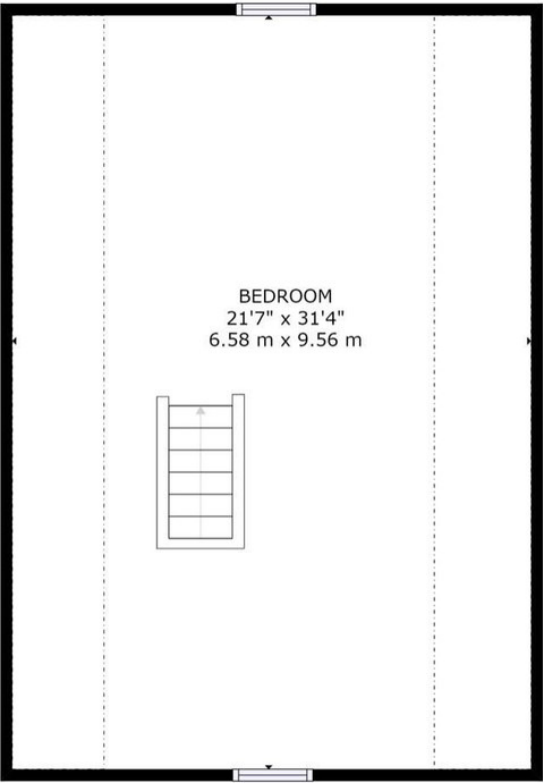


GROSS INTERNAL AREA  
FLOOR 1: 677 sq. ft, 63 m<sup>2</sup>, FLOOR 2: 431 sq. ft, 40 m<sup>2</sup>  
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 246 sq. ft, 23 m<sup>2</sup>  
TOTAL: 1108 sq. ft, 103 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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FLOOR 2

