

**Sales - House - Coín**

**285.000€**



3



1.5



71 m2



929 m2

Cosy 3 bedroom finca located a very short drive northwest of Coín offering very good road access. The plot of just under 1.000m2 is fully fenced and is distributed over 2 terraces. It is a very manageable plot. The house is distributed over 2 floors and offers an open plan kitchen-living room, 3 bedrooms, (2 of the bedrooms are located on the 1st floor and offer vaulted ceilings) 2 bathrooms and a small garage. There is AC in the master bedroom and living room. Outside is a lovely pool area (salt water pool) offering open views, a covered terrace, a BBQ area and ample parking. The property has mains electricity and town water. Please note that all the rooms in the house are quite small.

**ABOUT COÍN**

The vibrant town of Coin 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 Albuquera. 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 Via 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'? Coin is located 36km south-west of Málaga, at an altitude of 210 metres above sea level overlooking the stunning Guadalhorce Valley. 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.

**Setting**  
 Country

**Orientation**  
 South

**Condition**  
 Excellent  
 Recently Renovated

**Pool**  
 Private

**Climate Control**  
 Air Conditioning

**Views**  
 Mountain  
 Country  
 Pool

**Features**  
 Covered Terrace  
 Fitted Wardrobes  
 Private Terrace

**Furniture**  
 Optional

**Kitchen**  
 Fully Fitted

**Garden**  
 Private  
 Easy Maintenance

**Parking**  
 Garage  
 Open  
 More Than One  
 Private

**Utilities**  
 Electricity  
 Drinkable Water

**Category**  
 Resale























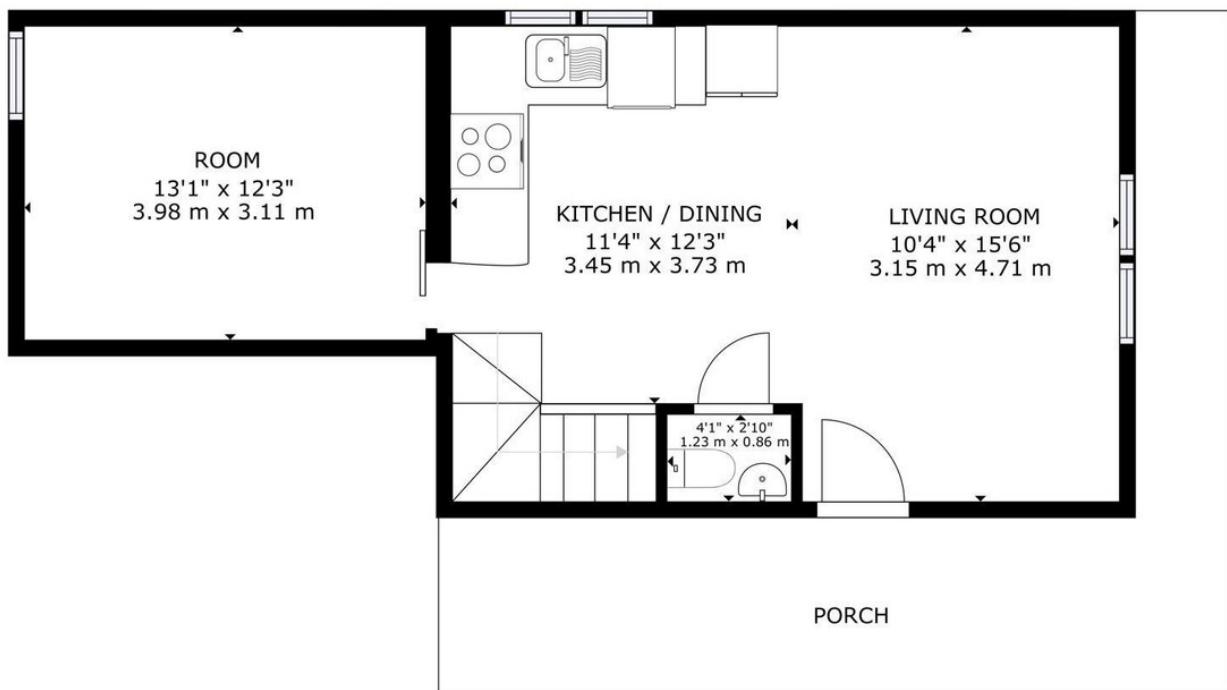
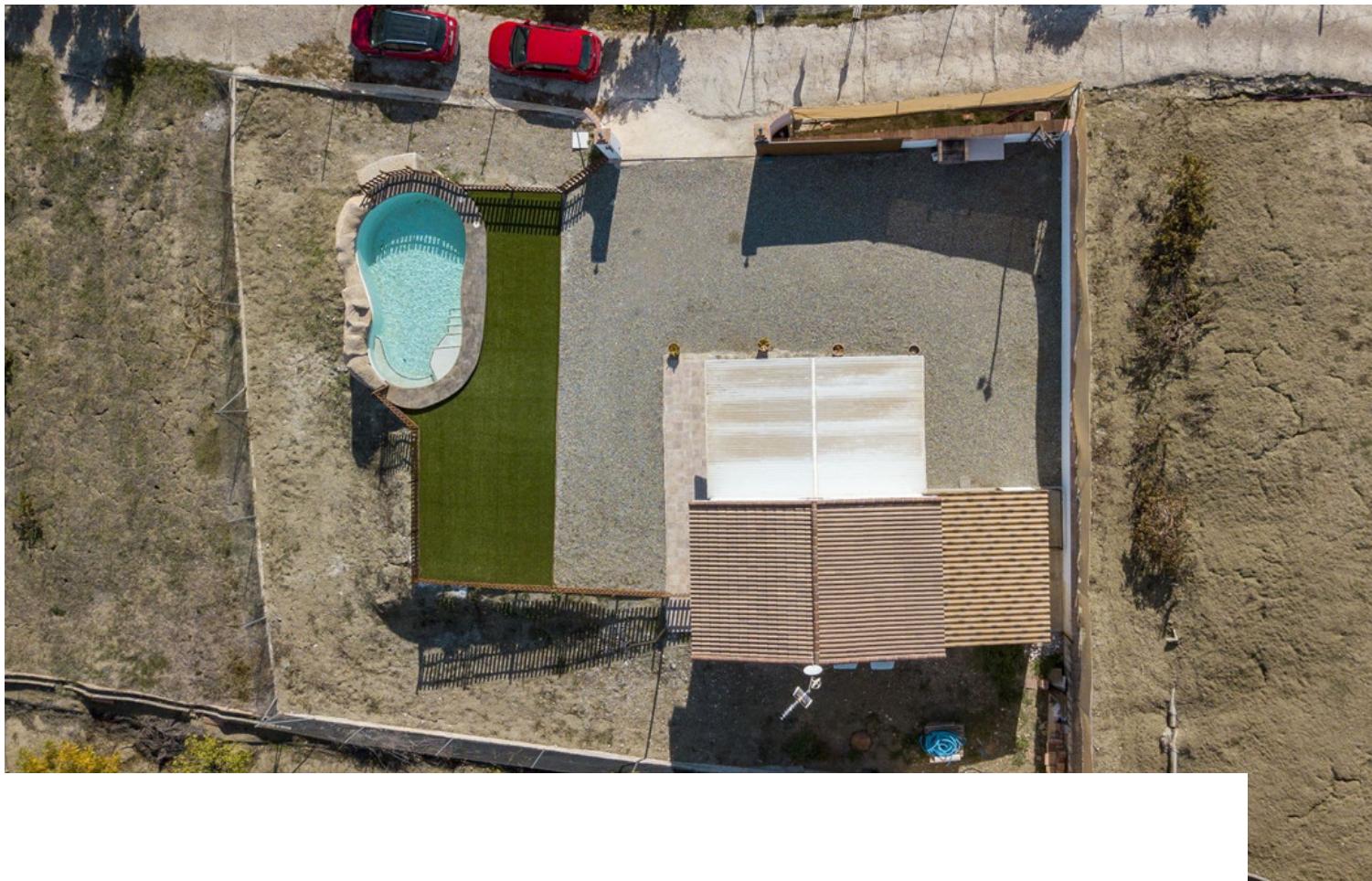








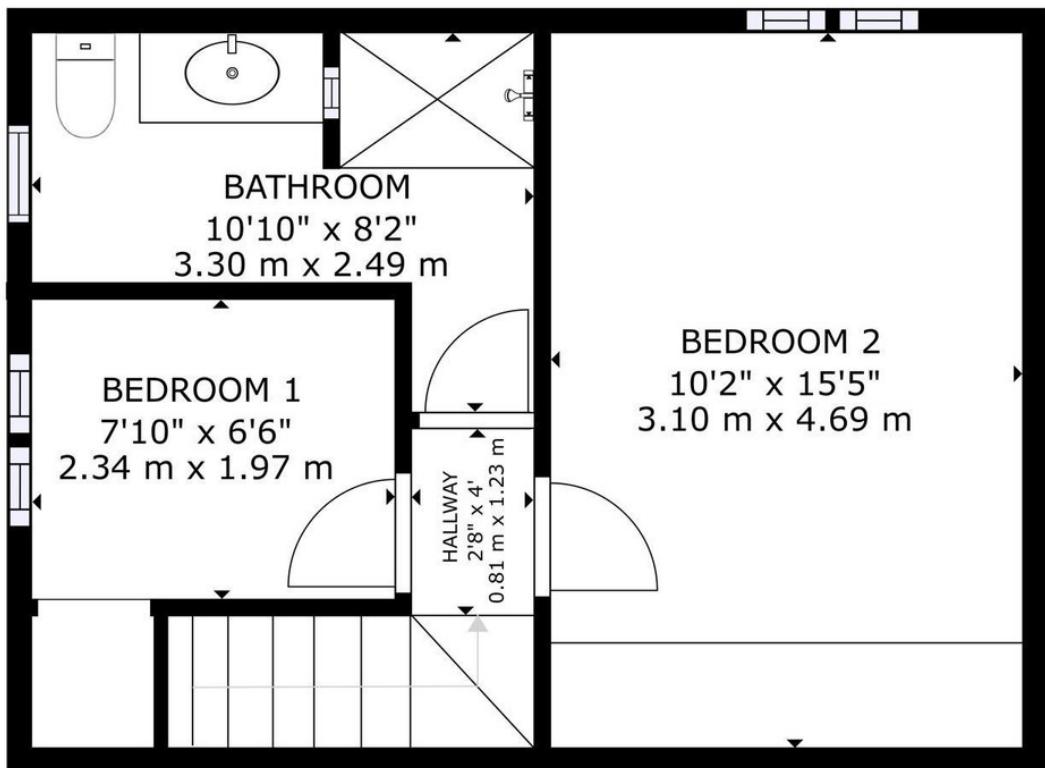




FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 477 sq ft, 44.31 m<sup>2</sup>, FLOOR 2: 327 sq ft, 30.42 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 196 sq ft, 18.2 m<sup>2</sup>  
TOTAL: 804 sq ft, 74.73 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 477 sq ft, 44.31 m<sup>2</sup>, FLOOR 2: 327 sq ft, 30.42 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 196 sq ft, 18.2 m<sup>2</sup>  
TOTAL: 804 sq ft, 74.73 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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