

Sales - House - Coín

575.000€

Cóin**House****IBI: 360 EUR / year****Rubbish: 78 EUR / year****3****2****120 m²****15738 m²**

Nestled in the picturesque and tranquil area close to Barranco Blanco, between the towns of Alhaurín el Grande and Cóin, this charming country property offers the perfect blend of natural beauty, privacy, and agricultural potential. Set on over 15,000m² of flat, fertile land, this 3 bedroom, 2 bathroom country house is surrounded by lush greenery and enjoys a stunning location at the bottom of a scenic gorge. The access is via a well-maintained country lane that winds through pine forests. The property boasts a productive avocado farm, currently home to 180 mature avocado trees, yielding approximately 22,000 kg annually, equating to around €20,000/year. In addition, 300 new avocado trees were planted last year, expected to reach full production within 4 years, adding even more future value. The land also features an advanced, newly installed irrigation and fertilization system, ensuring efficient management of the plantation. Included in the sale is all necessary orchard equipment, making it easy for new owners to step into a fully operational agricultural business. The property also benefits from two wells (one communal and one private), and mains electricity. According to the current owner, water has never been an issue in this lush and fertile area. The house itself is a single-level home, measuring 120 m², and features a spacious open-plan living room and kitchen, 3 bedrooms, and 2 bathrooms. While the interior would benefit from some modernization, it offers solid potential to create a comfortable countryside retreat. Outside, you'll find a private pool, plenty of parking and a large water storage tank, and the entire plot is fully fenced. Whether you're seeking a peaceful rural lifestyle or an opportunity to run a productive agricultural business with room to grow, this property ticks all the boxes. The current caretaker is also happy to continue maintaining the land, should the new owner wish. 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
 Close To Forest

Orientation
 South

Condition
 Good
 Renovation Required

Pool
 Private

Climate Control
 Fireplace

Views
 Mountain
 Country
 Garden

Features
 Private Terrace

Furniture
 Optional

Kitchen
 Fully Fitted

Garden
 Private

Parking
 Open
 More Than One
 Private

Utilities
 Electricity

Category
 Resale

































