

## Sales - House - Coín

# 448.000€

Coín

House

IBI: 471 EUR / year

Rubbish: 62 EUR / year



3



2



115 m2



2019 m2

Charming Country Finca with Stunning Views in Coín Nestled in a private and tranquil setting near the Río Grande, this beautifully presented finca combines modern comfort with the charm of country living. The main house offers 2 bedrooms, 1 bathroom, and an attic room that serves as an additional bedroom or for storage. The open-plan kitchen flows seamlessly into a bright and generous sized living room with its wide glass patio doors that open directly onto a sunny terrace overlooking the pool and surrounding countryside. A separate guest suite with an adjoining bathroom provides ideal accommodation for visitors. Outdoors, the finca boasts a wonderful entertaining area, including a covered dining space beside the BBQ, 7x4 salt water swimming pool, gardens with fruit trees, an outdoor jacuzzi, and superb views of the mountains and countryside. Practical features such as air conditioning, electric shutters, pellet burner, electric entrance gate, solar hot water, a 4kW solar system, Climalit security windows, its own well, and irrigation water ensure security, sustainability, and low running costs. Fully registered and with the AFO, this home offers peace of mind as well as privacy. Perfect for those who enjoy outdoor living and want to embrace a tranquil country lifestyle with modern comforts. Just a 15 minute drive to the charming towns of Coín and Guaro, this finca is perfect as both a full-time residence or a countryside retreat. Distances: Coín: 7km (10 mins) Guaro: 7km (10 mins). La Trocha: 10km (15 mins). Marbella: 30km (40 mins). Malaga Airport: 35km (40 mins)

### Setting

- ✓ Country

### Pool

- ✓ Private

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Fireplace

### Views

- ✓ Mountain
- ✓ Country
- ✓ Garden
- ✓ Pool

### Features

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ WiFi
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Jacuzzi
- ✓ Barbeque

### Furniture

- ✓ Fully Furnished

### Kitchen

- ✓ Fully Fitted

### Garden

- ✓ Private

### Security

- ✓ Electric Blinds

### Parking

- ✓ Private

### Utilities

- ✓ Electricity
- ✓ Photovoltaic solar panels
- ✓ Solar water heating





































