# Sales - House - Coín

# 498.000€

**Coín** **House**

**IBI: 443 EUR / year**

 **4**  **2**  **131 m2**  **5740 m2**

Located just a few minutes from the charming village of Coín, this delightful country house offers the perfect combination of tranquillity, privacy and comfort, right in the heart of the Andalusian countryside. Surrounded by nature, with views of the mountains and easy access to all essential amenities, this property is ideal both as a permanent residence and as a holiday getaway. The fully fenced grounds cover an area of approximately 5,740 m², with landscaped areas, mature fruit trees and wide open spaces. The main house is perfectly maintained and offers all the comforts to enjoy it all year round. Upon entering the property, we find a large parking area and a path leading to the main entrance. Around the house, we find different areas that are perfectly arranged and designed to enjoy the surrounding nature at different times of the day. There is a large porch with a large awning for large gatherings around a good table, and another smaller space next to the pool for more intimate gatherings or to have a drink after a relaxing swim with incredible views. Inside, the charm of the house envelops us from the moment we enter the living room with its large fireplace and large windows that provide light and beautiful views of the garden, to the spacious rustic kitchen with a window onto the porch and a beautiful pantry. On the same floor there are two large bedrooms, a practical dressing room and a full bathroom with a large window overlooking the garden. Outside, a private swimming pool with a sunbathing area invites you to enjoy the summer in complete privacy. The property also includes a room converted into an office, a separate storage room or workshop, and a solar energy system with storage batteries, ensuring energy efficiency and autonomy throughout the year. It should be noted that the AFO (Building Occupancy Licence) is currently being processed, guaranteeing peace of mind for the future owner. Thanks to its characteristics, this property also has excellent potential as rural accommodation or holiday rental. The area of Coín and its surroundings are in high demand by visitors seeking authentic experiences, nature, tranquillity and proximity to both Malaga and the Costa del Sol. Whether as a rural house or short-stay rental, this estate has all the conditions to generate consistent additional income. Thanks to its excellent location, just a few minutes from all the amenities of Coín —supermarkets, schools, restaurants, health centres— and with good access to Malaga, Marbella and the airport, this estate offers an exceptional opportunity for those seeking quality of life in the natural surroundings of the Sierra de las Nieves.

**Setting**
✔ Country

**Orientation**
✔ South Facing

**Condition**
✔ Good Condition

**Pool**
✔ Private Pool

**Views**
✔ Country Views
✔ Garden Views















































































