

## Sales - House - Coín

# 244.000€

Coín

House

IBI: 190 EUR / year

Rubbish: 120 EUR / year



2



1



75 m2



5000 m2

Country house on a single floor to renovate, set on a flat 5,000 m<sup>2</sup> plot with its own well and mountain views. Located in a natural and peaceful environment, this property offers an excellent balance between privacy and proximity to the village: just a 7-minute drive from the centre via an asphalted road. The house, 65 m<sup>2</sup> on one floor, currently features 2 bedrooms, a living room with an open kitchen, 1 bathroom, and an external storage room, as well as a pleasant terrace with a barbecue, ideal for enjoying the outdoors. There is the possibility of extending the construction up to 105 m<sup>2</sup>, making it a perfect option for those looking to adapt the space to their needs. The large, partially fenced plot includes several fruit trees and its own well, offering autonomy and multiple possibilities of use. The natural surroundings and unobstructed mountain views make this property ideal for those seeking peace, nature, and a project with great potential. For more information or to arrange a visit, do not hesitate to contact us — we will be happy to help you. Legal Notice: This summary is for informational purposes only and serves only as a guide to potential buyers and does not constitute an offer or contract. Some information has been verified, but each interested party should confirm its accuracy through independent inspection and verification. Statements are made without liability for either the agency or the seller; each client is responsible for their own decisions and search. No statement should be construed as a formal representation; you must conduct your own research and inform yourself. The agency, as an intermediary party, is not responsible for any claim under any circumstances. The agency or its representatives have no authority to make any guarantees or warranties regarding the property. Nothing herein guarantees the good condition of the property, its services, or equipment; you should inspect everything yourself. Photos may not reflect everything; viewing the property in person is recommended. Avoid assumptions about areas not shown in the images. Measurements and square footage are approximate. Mention of modifications or use does not imply approval of permits or regulations. Prices do not include taxes such as VAT or property transfer (ITP), where applicable. The agency may withdraw from the market, modify the listing, or change the price without prior notice.

### Setting

- ✓ Country
- ✓ Mountain Pueblo
- ✓ Close To Forest

### Orientation

- ✓ North
- ✓ North East
- ✓ East
- ✓ South East
- ✓ South
- ✓ South West
- ✓ West
- ✓ North West

### Condition

- ✓ Renovation Required

### Climate Control

- ✓ Air Conditioning

### Views

- ✓ Mountain
- ✓ Country
- ✓ Garden
- ✓ Courtyard
- ✓ Ski

### Features

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Barbeque

### Furniture

- ✓ Part Furnished

### Kitchen

- ✓ Partially Fitted

### Garden

- ✓ Private
- ✓ Easy Maintenance

### Parking

- ✓ Covered
- ✓ Open
- ✓ Private

### Utilities

- ✓ Electricity
- ✓ Drinkable Water

### Category

- ✓ Resale



























































