

## Sales - House - Coín

**478.000€**

**Coín**

**House**

**Community: 480 EUR / year**

**IBI: 1,029 EUR / year**



**3**



**2**



**200 m2**



**992 m2**

Your private oasis in Coín awaits! In the peaceful, family-friendly Miralmonite residential estate—just minutes from the centre of Coín and with easy access to Málaga—we present this detached villa that has everything to enjoy outdoor living... with every comfort. Set on a plot of almost 1,000 m2, the home is laid out conveniently on a single level, perfect for those who value step-free functionality. On arrival, you're welcomed by a cosy covered porch—ideal for quiet reading afternoons or a relaxed coffee while you take in the surroundings. Inside, you'll find a spacious living room with a fireplace, perfect for creating a warm atmosphere in winter, and a fully fitted, functional kitchen that connects directly to the outdoor area. Both the living room and the kitchen open onto a large terrace overlooking the garden and pool—a perfect space for gatherings, celebrations or simply unwinding in your own peaceful retreat. Outdoors you'll also enjoy a barbecue area, fruit trees, and naturally shaded corners... a real luxury! The home offers three bedrooms, all with fitted wardrobes, and the primary bedroom with an en-suite bathroom for extra privacy. There is also a second full bathroom to serve the remaining rooms. Comforts include: Split-type air conditioning in every room uPVC exterior windows with double glazing for insulation and comfort Covered garage for two vehicles plus one additional outdoor parking space A home designed to be enjoyed 365 days a year, indoors and out. Space, privacy, comfort, and an incomparable natural setting. Can you picture living here? Come and discover it—you'll fall in love. In compliance with Article 10 of the Junta de Andalucía Royal Decree 218/2005 of 11 October, which approves the regulation on consumer information in the sale and rental of housing in Andalusia, we inform clients that the Information Sheet for Second or Subsequent Transfers of Dwellings is available. The property price does not include purchase costs (notary, registry and I.T.P. — Property Transfer Tax). There are no additional real-estate brokerage fees on top of the sale price. This property is marketed under a multi-exclusive listing system, which means that any actions related to its sale must be carried out through our agency. For this reason, we kindly ask you to contact us directly and not to approach the owners or occupants of the property.

### **Condition**

✓ Good

### **Pool**

✓ Private

### **Climate Control**

✓ Air Conditioning  
✓ Fireplace

### **Features**

✓ Private Terrace  
✓ Barbeque

### **Furniture**

✓ Not Furnished

### **Parking**

✓ Garage































































































