

## Sales - House - Coín

# 299.000€

Coín

House

IBI: 500 EUR / year

Rubbish: 180 EUR / year



Your Country Home WITH AFO ???? What everyone is looking for... but almost no one finds. We are pleased to offer this charming country house, recently legalized and boasting a valid AFO Certificate, set in a peaceful natural environment just 7 minutes from La Trocha Shopping Centre and with quick access to the A-355 road, which connects Coín with Málaga and Marbella. The property includes a 33 m<sup>2</sup> house, comprising a living room and one bedroom. At the entrance of the house, beneath a covered porch, there is a spacious outdoor kitchen with dining area, providing access to a bathroom and a separate indoor kitchen. From the dining area, you reach a second covered space of approximately 50 m<sup>2</sup>, ideal for gatherings and celebrations, featuring a fully equipped party kitchen, sink, and a wood-fired oven, perfect for preparing large cuts of meat, pizzas, or traditional homemade bread. Adjacent to this area is the 8 x 4 metre swimming pool, surrounded by a solid concrete terrace, creating an ideal space to enjoy the excellent climate all year round. The finca benefits from multiple access points, a covered parking area for two vehicles, as well as a large uncovered parking area. The remainder of the plot is prepared for growing fruit and vegetables, with a well-defined separation between the living area and the agricultural zone, where you will find orange, lemon and mandarin trees, as well as a large pecan walnut tree. A unique property for those seeking countryside living, privacy, legal security and excellent connections, whether as a holiday home, permanent residence or investment. ???? Do not hesitate to contact us for further information or to arrange a viewing.

### Setting

✓ Country

### Climate Control

✓ Air Conditioning

✓ Hot A/C

✓ Cold A/C

### Kitchen

✓ Fully Fitted

### Orientation

✓ South West

### Views

✓ Mountain

✓ Country

✓ Garden

### Garden

✓ Private

### Condition

✓ Good

### Features

✓ Covered Terrace

✓ Private Terrace

✓ Utility Room

### Parking

✓ Covered

✓ More Than One

✓ Private

### Pool

✓ Private

### Furniture

✓ Fully Furnished

### Utilities

✓ Electricity

### Category

✓ Resale























































