

# ALL IN

real estates



## House in Coín

Bedrooms **2** Bathrooms **2** Built **100m2** Plot **3924m2**  
**R4950256** **House** **Coín** **325.000€**

This beautiful two-bedroom property has a lot to offer. If you are looking for an affordable property to run, then this may be for you. Situated on the periphery of Coín, only 15 minutes' walk into town, we have this stunning house sitting on a plot of over 3900m<sup>2</sup>. The property is in impeccable condition, a testament to it's present owners who have taken great care with refurbishments. You enter the plot down a concrete drive, through wrought iron gates into a courtyard with parking for several cars. There is also a covered car port for one vehicle. In front of the property is a lovely semi covered terrace, a lovely spot to enjoy your morning tea or coffee. You enter directly into a spacious open plan living area, exposed beams giving lots of character, fully fitted kitchen and ample space for living and dining. A hallway leads through the middle of the property where you will find one double bedroom, family shower room, and a master bedroom with ensuite bathroom. Both bedrooms boast built in wardrobes. At the end of the hallway, we have a covered terrace with bifold glass screens which allow you to use this space all year round. Beyond the terrace is a stunning pool, completely private with a lovely seating area. The property has hot/cold air conditioning throughout, log burner, town water and solar power with battery pack, meaning your electricity bills are very low. The land is mainly flat around the house itself with tiered levels leading down to the river. Considering how close you are to town, it feels very private, with good access and no passing traffic as it's the last house down the lane. Other benefits include ample space to grow

your own fruit and vegetable and two storage rooms. If you are looking for peace and tranquillity, with easy access to town, low maintenance and affordable running costs, this property has it all. Viewings highly recommended. ABOUT COIN The vibrant town of Coin is a beauty with plenty of history and sights. As you arrive, you will drive through fields of orchards, oranges, lemons, olives, almonds and forests such as Alpujata, La Fuente, El Charco del Infierno and La Albuquera. You will feel a world away from civilisation and indeed Coín is referred to as the town of three hundred orchards. Coín has a rich history having been occupied by the Romans, when the town was known as Lacibis, then later as La Cobin, in the 1st century B.C. There are many lovely squares, known as Plazas, where you can relax with a coffee, listen to the fountains and watch the world go by. Try Plaza de la Via or Plaza Alameda. When occupied by the Moors, Coín was known as Dacuan and was an important town in the region. Although Coín's economy has largely relied on agriculture, it also has been a producer of marble and ceramics, perhaps you have heard the term 'green Coín'? Coin is located 36km south-west of Málaga, at an altitude of 210 metres above sea level overlooking the stunning Guadalhorce Valle. The climate has mild winters and hot summers and more than a third of the days of the year are sunny. Its municipality has an area of 128.4 km2 and welcomes its almost 22,000 inhabitants, who receive the name of coineños or coínos The Listing agent for itself and as agent for the vendor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of Tax if applicable.

Covered Terrace  
Near Transport

Covered Terrace  
Private Terrace

Fitted Wardrobes  
Storage Room