



## House in Coín

Bedrooms **3**

Bathrooms **2**

Built **130m<sup>2</sup>**

Plot **3773m<sup>2</sup>**

**R5356963**

**House**

**Coín**

**345.000€**

Nestled on the north-west side of Coín, this cozy country property offers the perfect balance between peaceful rural living and convenient access, located just 7 km from the town (approximately a 15 minute drive) with very good road connections. The property features a well-maintained single-level home of approximately 130 m<sup>2</sup>. The accommodation comprises three bedrooms and two bathrooms, including a master bedroom with en-suite. The heart of the home is a cozy L-shaped open-plan kitchen and living area, designed for comfortable everyday living and entertaining. Air conditioning is installed in both the kitchen and living room, ensuring comfort throughout the year. A charming loft space, accessed via a pull-down ladder staircase, provides additional versatility. While the ceiling height is limited, it can accommodate a bed or serve as practical storage. Set on a fully fenced plot of just under 4,000 m<sup>2</sup>, the grounds are beautifully complemented by a variety of fruit trees and offer pleasant garden and countryside views. The property benefits from mains electricity, its own private well, and irrigation water during the summer months. Outside, an inviting L-shaped covered terrace provides shaded areas all year round, creating the perfect space for relaxing or entertaining. This private outdoor area also includes a barbecue and an above-ground pool, ideal for enjoying the warm Andalusian climate. Additional features include two storage rooms and ample parking, with space for several vehicles as well as a carport for two cars. A delightful country home offering privacy, comfort, and easy access, ideal as a permanent

residence or a peaceful holiday retreat. For further information or to arrange a viewing, please contact us. 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. Mediterranean Homes, on behalf of the vendor, provides this information for guidance purposes only and without any contractual obligation. Details may be subject to errors, changes, availability, or withdrawal without prior notice. Interested parties must independently verify all relevant information. Costs associated with the purchase: Second-hand residential properties — Transfer Tax (ITP) 7%; New residential properties — VAT 10% and Stamp Duty (AJD) 1.2%; Plots of land — Transfer Tax (ITP) 7% or VAT 21% and Stamp Duty (AJD) 1.2%. Notary and property registration fees ? 0.8%; Legal fees ? 1%. ?These ?estimates ?are ?non-binding ?and a reduced ?rate ?or tax benefit may apply. ?The real ?estate agency ?commission ?is included ?in the ?price. ?Additional ?information ?is ?available ?upon ?request.

Barbeque  
Paddle Tennis

Barbeque  
Private Terrace

Covered Terrace