



House in Coín

Bedrooms	4	Bathrooms	4	Built	454m2	Plot	0m2
R5494186		House		Coín		795.000€	

A spacious detached villa situated in a rural setting, just a 5-minute drive from the Fairgrounds and the "Puerta Norte" (North Gate) entrance to Coín. The property, with a built area of approximately 334 m², is distributed over two floors. It stands out for its spaciousness and numerous living areas, offering a truly comfortable home to enjoy. On the ground floor, at the entrance, there is a pleasant porch with lush vegetation and a barbecue area. Inside, there is a large room currently used as a study/playroom and additional living space; a spacious living-dining room with a double-sided fireplace; a fully equipped main kitchen; a guest toilet; a pantry; and a separate storage area utilizing the space under the stairs. It also features a second, large kitchen complete with a living area, fireplace, full bathroom, and a spacious laundry room. The upper floor comprises three spacious double bedrooms with built-in wardrobes and a full bathroom, as well as a large master suite featuring an en-suite bathroom, a seating area, and a small walk-in closet. The home is equipped with oil-fired central heating, split-system air conditioning in several rooms, and insect screens on all windows and doors. It is being sold semi-furnished, with the owners leaving a significant portion of the furniture. The plot is fully fenced and offers extensive outdoor areas, a swimming pool, a barbecue, and fruit trees currently in production (orange, mandarin, lemon, and olive trees, as well as passion fruit). One of the property's major highlights is the auxiliary building, consisting of a large warehouse/workshop of approximately

120 m² with a 6-meter ceiling height, plus a separate 30 m² space, all constructed on a solid concrete base. The property has access to both well water and the municipal water supply, features two water storage tanks (approx. 20,000 and 10,000 liters), a septic tank, and oil storage tanks. Access to the property is via an automatic gate, and there is outdoor parking space for 4 to 5 vehicles. A spacious and versatile detached property, ideal for those seeking tranquility, space, and privacy without being far from the town center. ***The sale price does not include costs associated with the transaction, such as taxes, notary fees, Land Registry fees, or professional fees payable by the buyer***

Barbeque
Ensuite Bathroom
Games Room
Storage Room

Barbeque
Fiber Optic
Private Terrace
Utility Room

Covered Terrace
Fitted Wardrobes
Satellite TV
WiFi