



Plot in Coín

Bedrooms **0** Bathrooms **0** Built **291m2** Plot **7500m2**

R5483551

Plot

Coín

215.000€

EXCLUSIVE 7,500 M² RUSTIC PROPERTY WITH 292 M² BUILT, PRIVACY AND UNOBSTRUCTED VIEWS IN COÍN Magnificent 7,500 m² irrigated rustic property for sale, offering exceptional privacy, tranquillity and impressive unobstructed views across the valley and surrounding natural landscape. The property features 291.98 m² of built area, distributed across two completely independent buildings, offering enormous potential for renovation and value appreciation, all set within a flat, fertile plot with excellent potential. The main building, with 226.77 m² registered as a dwelling, provides the perfect blank canvas for developing a bespoke full renovation project, transforming it into a dream country house. In addition, the property includes a secondary building of 65.21 m², completely independent and currently registered as stables and ancillary facilities, which could easily be converted into guest accommodation, an independent studio, leisure area or workshop. The estate has approximately 20 olive trees currently in production, as well as a variety of fruit trees, including orange, lemon and mandarin trees, together with fig trees. The property benefits from mains water (municipal water supply) and access to the local Irrigation Community. It also has a fully connected and operational electricity supply. The property is located just 2 minutes by car from the town's main avenue and benefits from fully paved access. As an exceptional added value, the property is being sold with a valid building permit, ready for the renovation and refurbishment works to begin immediately. This allows the buyer to save time

and significantly streamline the development of their project. The application for the AFO (Certificate of Assimilation to Out-of-Planning Status), as well as the legalisation of the approved septic tank, are currently being processed, which will facilitate the full regularisation of the property's documentation.

Stables

Stables