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House in Coín

Bedrooms	2	Bathrooms	2	Built	181m2	Plot	12074m2
R5539021		**House**		**Coín**		**495.000€**	

Set in the peaceful countryside of Moreta, this charming country property, with AFO, offers an excellent opportunity to enjoy the relaxed Mediterranean lifestyle, surrounded by nature, privacy and beautiful countryside views.Occupying an impressive 12,074m² of predominantly flat land, the property offers plenty of space and potential. Whether you are looking to create a smallholding, keep horses, grow your own fruit and vegetables, or simply enjoy having a generous garden and outdoor space, the possibilities here are plentiful. The grounds also feature a lovely established garden, mature trees and palm trees, creating a wonderfully private and tranquil setting. The single-storey house is full of character and charm, with attractive architectural features including vaulted ceilings, exposed wooden beams and beautiful brass fittings. The overall feel is warm, cosy and welcoming. The accommodation comprises a spacious living room with a lovely log-burning fireplace, an open-plan dining area and kitchen, two bedrooms, two bathrooms (one en-suite), hallway and various storage cupboards. There is also an additional storeroom, currently being used as a third bedroom, which would benefit from further renovation. One of the highlights of the property is the covered patio overlooking the swimming pool, providing a lovely spot to relax and enjoy the surroundings. There is also a charming enclosed courtyard, a particularly attractive feature and the ideal setting for outdoor dining and entertaining friends and family. Outside, the property benefits from a swimming pool, carport, wooden garden shed and an electric

entrance gate leading to a long, attractive stamped-concrete driveway. Further features include air conditioning, central heating with radiators and a community water supply. Access is very good, with just the final 600 metres along a good-quality, flat country track. Despite its peaceful and private countryside location, the property is conveniently situated just a 10-minute drive from Coín, where you will find a wide selection of shops, supermarkets, cafés, bars and restaurants, including Carrefour, Mercadona and Lidl. Málaga city, the international airport and the beaches of the Costa del Sol are all approximately 35 minutes away. A property full of character, offering space, privacy and enormous potential. Whether you are searching for a permanent family home, a country retreat, a smallholding or a holiday home with rental potential, this is a wonderful opportunity to enjoy country living without being too far from everyday amenities. The Listing agent for itself and as agent for the vendor gives notice that: 1. The details relating to the property offered above are intended only as a general guide for prospective buyers and do not constitute, in whole or in part, an offer or contract. The information is provided for guidance purposes only and does not form part of any contractual agreement. 2. Every effort has been made to ensure that the information contained in this advertisement is accurate and as reliable as possible. However, the details may be subject to errors, omissions, changes, availability or withdrawal without prior notice. 3. Any prospective buyer should satisfy themselves as to the accuracy of each statement by carrying out their own inspections, searches, enquiries and surveys, either personally or through a legal representative. 4. All statements are made without responsibility on the part of the estate agent or the vendor. 5. None of the statements contained herein should be relied upon as statements or representations of fact. 6. Neither the estate agent nor any person employed by or acting on behalf of the estate agent has authority to make any representation or warranty whatsoever in relation to this property. 7. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair or condition, or that any services, systems or appliances are in working order. Prospective purchasers are advised to inspect the property personally to verify its condition. 8. The photographs are for the exclusive use of Med Homes SL. The images are provided for illustrative purposes only and may show only certain parts and aspects of the property at the time the photographs were taken. No assumptions should be made regarding any parts of the property not shown in the photographs. 9. Any areas, measurements or distances stated are approximate and have been taken from the property's documentation. 10. Any reference to alterations, extensions or permitted use should not be taken as a statement that the necessary planning permissions, building regulations approvals, listed building consents or any other required authorisations have been obtained. 11. All costs and taxes arising from and associated with the purchase of the property are the responsibility of the purchaser and are not included in the sale price. These may include Value Added Tax (VAT at 10% or 21%) or Property Transfer Tax (ITP at 7%), depending on the nature of ?the ?transaction, ?as ?well ?as Stamp Duty ?(AJD ?at 1.2%), Notary fees, Land ?Registry fees ?and any ?legal ?representation costs. 12. Ageny ?fees ?are ?included ?in ?the ?sale ?price.

Covered Terrace	Covered Terrace	Fitted Wardrobes
Private Terrace	Storage Room	