ALL IN real estates








# Plot in Coín

| Bedrooms | 2 | Bathrooms | 1 | Built | 166m2 | Plot | 23000m2 |
|---|---|---|---|---|---|---|---|
| **R5289367** | | **Plot** | | **Coín** | | **320.000€** | |

With more than 2 hectares of avocados in full production and an approximate annual average of 20,000 kg, this property represents a magnificent agricultural and heritage investment opportunity in one of the most highly valued rural areas in the interior of Málaga. Located in the municipality of Coín, a short distance from Monda and just a few minutes' drive from all amenities, the finca has excellent road connections. Access is easy and suitable for any type of vehicle, facilitating the logistics of agricultural tasks and transport. The plot is practically flat, allowing for optimal use of the land. It has significant water resources, a key aspect for avocado cultivation: it has two natural springs whose waters are stored in two pools, as well as water from the irrigation community and its own 160-meter-deep well, which guarantees supply throughout the year. In addition to the main avocado plantation, other fruit trees are grown on the farm for personal consumption, such as lemon, orange, and olive trees, which add diversity and charm to the surroundings. Inside the property is a 147 m² farmhouse, which was once a rural school. Part of this building houses a 50 m² apartment, comprising a living room, kitchen, two bedrooms, and bathroom, ideal as accommodation for workers or for personal use. The outdoor area next to the house has a patio. The outdoor area adjacent to the house has a patio and barbecue area. The property also has a second detached building measuring 19 m², used as a barn or tool shed, which provides additional storage space for tools, machinery, or agricultural supplies. Overall, this property offers an

ideal combination of profitability, resources, location, and development potential, meeting all the requirements to start generating income from day one. In accordance with Decree 218/2005 of the Regional Government of Andalusia, the buyer is hereby informed that notary fees, registration fees, taxes (Property Transfer ?Tax, ?VAT, ?Stamp ?Duty), ?and other expenses ?related ?to the purchase are not ?included in ?the advertised ?price. ?No additional real estate ?brokerage ?fees ?are ?charged ?to ?the ?buyer.