



## Detached Villa for sale in Coín, Coín

385,000 €

Reference: R4949389 Bedrooms: 3 Bathrooms: 1 Plot Size: 1,100m<sup>2</sup> Build Size: 238m<sup>2</sup>





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## Valle del Guadalhorce, Coín

Nestled on the outskirts of Coín, this delightful 3-bedroom, 1-bathroom home sits on a generous 1,100 m<sup>2</sup> plot, offering privacy, comfort, and excellent accessibility. With a total built size of 238 m<sup>2</sup>, this single-story property, built in 1999, is perfect for those seeking a private retreat with convenient access to amenities.

### Key Features:

Large stunning, easy to maintain garden with a selection of fruit trees

Private chlorine swimming pool

Spacious covered terrace, ideal for relaxing or entertaining

Outdoor barbecue area

Flat, fully fenced plot for security and privacy

3 storage sheds for additional space (one currently used as a guest room)

Parking for 3 cars, including a carport

Easy access to mains electricity and water, plus irrigation water

11,000-liter water deposit tank

Excellent transport links to the A-355 - Malaga and Marbella

Bus services nearby for added convenience

Spacious living/dining area with an open fireplace

Fully fitted kitchen (accessible via the terrace)

Newly refurbished bathroom

South-facing orientation, ensuring plenty of natural light

Property in excellent condition, move-in ready

### Location Benefits:

Walking distance to a restaurant

Short 15 minute walk to Coín town centre





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Peaceful yet well-connected location

This home is a fantastic opportunity for families, retirees, or investors looking for a well-maintained property with great outdoor space, excellent access, and stunning surroundings.

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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.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Fitted Wardrobes  
Barbeque

### Views

Mountain  
Country  
Garden

### Pool

Private

### Garden

Private  
Easy Maintenance

### Orientation

South

### Setting

Close To Town  
Country

### Furniture

Optional

### Parking

Private  
Covered  
Open  
More Than One

### Climate Control

Fireplace

### Condition

Good

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water

### Category

Resale