



## Detached Villa for sale in Coín, Coín

349,000 €

Reference: R5171038 Bedrooms: 2 Bathrooms: 2 Plot Size: 2,550m<sup>2</sup> Build Size: 166m<sup>2</sup>





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## Valle del Guadalhorce, Coín

This charming and traditional single-story country property is located just a short drive from the vibrant village of Coín. Set on a private plot of 2,550m<sup>2</sup>, distributed over three terraces, the home enjoys peace, privacy, and lovely countryside surroundings. The house itself offers three bedrooms and two bathrooms. Please note that the third bedroom is a single small room accessed through the second bedroom, and one of the bathrooms is external, conveniently located for poolside use. Inside, there is a cozy living room with a fireplace and air conditioning, plus a spacious covered terrace with a summer kitchen, perfect for year-round outdoor living.

On the upper terrace, you will find a chlorine swimming pool, sun terrace, and a small kitchenette. There is also ample open parking for multiple vehicles. The middle terrace is home to the house, surrounded by mature trees that provide shade throughout the year. The lower terrace features six stables (with the possibility of creating four more), currently used as storage, a dog house, and a chicken run.

The property benefits from mains electricity, town water, two private wells, and upgraded irrigation water (goteo system). Annual council tax is just €495.

With a total built size of 165m<sup>2</sup> (70m<sup>2</sup> internal living space), this property does require some modernization but offers excellent potential for those seeking a countryside retreat with equestrian facilities and complete privacy, all within easy reach of Coín.

Contact us today for further information or to arrange a viewing.

The Listing agent for itself and as agent for the vendor gives notice that:

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.
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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  
Private Terrace  
Storage Room  
Barbeque  
Stables

### Views

Country  
Garden

### Pool

Private

### Garden

Private

### Category

Resale

### Orientation

South

### Setting

Close To Town  
Country

### Furniture

Optional

### Parking

Private  
Open

### Climate Control

Air Conditioning  
Fireplace

### Condition

Good  
Renovation Required

### Kitchen

Partially Fitted

### Utilities

Electricity  
Drinkable Water