



## Detached Villa for sale in Coín, Coín

495.000 €

Referenz: R5249185 Schlafzimmer: 3 Badezimmer: 2 Grundstücksgröße: 432m<sup>2</sup> Garten: 287m<sup>2</sup> Terrasse: 30m<sup>2</sup>





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## Valle del Guadalhorce, Coín

House in Sierra Chica, Coín – Views of the Guadalhorce Valley Overview Magnificent property for sale in the sought-after Sierra Chica urbanization (Calle Minerva, Coín), with spectacular views of the Guadalhorce Valley and the La Trocha Shopping Center. A property that combines spaciousness, comfort and privileged location, just a stone's throw from shops, services and excellent access. --- Housing Distribution Ground floor • Two spacious bedrooms with fitted wardrobes. • Bathroom. • Living room with direct access to the terrace and equipped with fireplace with pellet stove, which efficiently heats the entire area. • A good sized separate kitchen, with space for dining room. First Floor • Very spacious master bedroom, with built-in wardrobes in a classic style. • En-suite bathroom, with separate bathtub and shower. • Large private terrace with panoramic views of the Guadalhorce Valley. Basement/Garage • Large underground car park, with capacity for more than 3 vehicles and a height of 4 metres. • Two additional spaces and a full bathroom, currently conditioned as: o Private gym. o Workshop/office. Foreign • BBQ area, ideal for family and social gatherings. • Space available to install a swimming pool of good dimensions, perfect for enjoying the Mediterranean climate. --- About Coín Coín is a charming municipality located in the heart of the Guadalhorce Valley, known for its natural environment, its agricultural tradition and its tranquil atmosphere. --- Connectivity • Malaga city: about 30 minutes by car. • Marbella: approximately 25–30 minutes by road. • Malaga-Costa del Sol Airport: 35 minutes away, with multiple transport options. • Excellent access to the main communication routes of the Costa del Sol, which facilitates both daily mobility and leisure getaways. --- Opportunity A versatile home that offers residence, leisure and work in the same place, with adaptable spaces and unique views that make it an exceptional property within a municipality with a high quality of life and excellent connection to the entire Costa del Sol.



## Eigenschaften:

### Merkmale

In der Nähe des Transports

Private Terrasse

Badezimmer

Doppelverglasung

Einstellungsschränke

Grill

Höflichkeitsbus

Keller

Glasfaser

### Einstellung

Gewerbegebiet

Urbanisierung

In der Nähe von Geschäften

In der Nähe der Stadt

In der Nähe von Schulen

Stadt

### Möbel

Teil eingerichtet

### Parken

Unterirdisch

Privat

Bedeckt

Mehr als eins

### Energiebewertung

C

### Klimakontrolle

Klimaanlage

Kamin

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Versorgungsunternehmen

Strom

Trinkbares Wasser

Photovoltaik -Sonnenkollektoren

### CO2 -Emissionsbewertung

B

### Ansichten

Panorama

Land

### Pool

Zimmer für den Pool

### Garten

Privat

### Kategorie

Investition

Zeitgenössisch