



## Detached Villa for sale in Coín, Coín

**495,000 €**

Reference: R5249185   Bedrooms: 3   Bathrooms: 2   Plot Size: 432m<sup>2</sup>   Build Size: 287m<sup>2</sup>   Terrace: 30m<sup>2</sup>





## 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 • Málaga city: about 30 minutes by car. • Marbella: approximately 25–30 minutes by road. • Málaga-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.

## Features:

Features	Climate Control	Views
Near Transport	Air Conditioning	Panoramic
Private Terrace	Fireplace	Country
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
Barbeque		
Courtesy Bus		
Basement		
Fiber Optic		
Setting	Condition	Pool
Commercial Area	Excellent	Room for Pool
Urbanisation		
Close To Shops		
Close To Town		
Close To Schools		
Town		
Furniture	Kitchen	Garden
Part Furnished	Fully Fitted	Private
Parking	Utilities	Category
Underground	Electricity	Investment
Private	Drinkable Water	Contemporary
Covered	Photovoltaic solar panels	
More Than One		
Energy Rating	CO2 Emission Rating	
C	B	