



## Detached Villa for sale in Coín, Coín

495.000 €

Referentie: R5249185 Slaapkamers: 3 Badkamers: 2 Plotgrootte: 432m<sup>2</sup> Perceelgrootte: 287m<sup>2</sup> Terras: 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.

## Kenmerken:

Extra's	Klimaatbeheersing	Uitzicht
Nabij vervoer	Airconditioning	Weids
Privé Terras	Open haard	Country Bekken
Ensuite badkamer		
Dubbele beglazing		
Inbouwkasten		
Barbecue		
Hotelbusje		
Kelder		
Optische vezel		
<b>Ligging</b>	<b>Huidige Staat</b>	<b>Zwembad</b>
Commerciele omgeving	Uitstekende conditie	Kamer voor zwembad
Urbanisatie		
Dicht bij winkels		
Dichtbij stad		
Dichtbij scholen		
Stad		
<b>Meubilering</b>	<b>Keuken</b>	<b>Tuin</b>
Gedeeltelijk gemeubileerd	Volledig ingerichte keuken	private Garden
<b>Parkeergelegenheid</b>	<b>Voorzieningen</b>	<b>Categorie</b>
ondergrondse parkeergarage	Elektriciteit	Investering
private Parking	Drinkwater	Modern
overdekte parkeerplaats	Fotovoltaïsche zonnepanelen	
More Than One		
<b>Energiebeoordeling</b>	<b>CO2 Emission Rating</b>	
C	B	