



## Townhouse for sale in Coín, Coín

109,000 €

Reference: R5252452 Bedrooms: 3 Bathrooms: 1 Build Size: 123m<sup>2</sup> Terrace: 60m<sup>2</sup>





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## Valle del Guadalhorce, Coín

We are selling this charming property with a floor area of 123 m<sup>2</sup>, centrally located in the village with all amenities within walking distance. The house is spread over three floors: On the ground floor there is a cozy living room, separate kitchen, single bedroom, full bathroom with shower, patio/laundry room. On the second floor there are two double bedrooms, a single bedroom (or it could be converted into a dressing room as it is a room within a room), both with good lighting. On the third floor there is a covered terrace and another open-air terrace, perfect for hanging out the washing... The property is in need of renovation, offering an excellent opportunity to invest or design your home to your own taste and specifications. With renovation, it can be converted into a warm, functional, and charming home. Some renovations have been carried out, but it has great potential to be customized to your liking. It has been rented for years and, due to high demand in the area, is an excellent investment option with a good return (ROI) or an ideal opportunity for those looking to purchase their first home. The price indicated does not include the costs inherent in the sale: taxes (ITP or VAT, as applicable), notary fees, property registration, and other related procedures. Nor does it include brokerage fees, which will be detailed to the client in advance as established by current regulations. Contact us for more information or to schedule a visit.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Utility Room  
Fiber Optic

### Setting

Close To Shops  
Village

### Kitchen

Partially Fitted

### Orientation

South East

### Condition

Restoration Required

### Utilities

Electricity  
Drinkable Water

### Views

Urban  
Street

### Furniture

Part Furnished