



## Detached Villa for sale in Coín, Coín

325.000 €

Referenz: R5264473 Schlafzimmer: 4 Badezimmer: 2 Grundstücksgröße: 2.994m<sup>2</sup> Garten: 327m<sup>2</sup>







## Valle del Guadalhorce, Coín

Nestled in the peaceful countryside northwest of Coín, just a 12-minute drive (6.5 km) from the village, this versatile country property offers a fantastic opportunity for those seeking privacy, space, and investment potential. The property currently comprises two independent semi-detached single-storey houses, each with its own separate entrance. Both homes feature 2 bedrooms, 1 bathroom, a living room with fireplace, and a kitchen, making them ideal for extended families, guests, or rental income. One of the homes also benefits from air conditioning. Each house has its own private terrace with a barbecue area, perfect for enjoying the tranquil surroundings and beautiful mountain views. The plot, measuring just under 3,000m<sup>2</sup>, is distributed across two flat, fenced terraces, offering plenty of space for outdoor activities, gardening, or even keeping a horse. The property boasts a total built size of 327m<sup>2</sup>, which includes spacious porches and storage rooms, with 130m<sup>2</sup> of internal living space between the two houses. Built in 2001, the property is fully registered and comes with the AFO certificate already in place. Additional features include:

- Excellent road access
- Two private wells for domestic water supply
- Irrigation water access for the land (running between May to October)
- Independent vehicle access for each house

While modernization is required, the property offers enormous potential, whether you choose to live in one house and rent the other, run a rural tourism project, or simply create a spacious family home in an idyllic setting. With a bit of imagination and care, this could become a truly special retreat in the Andalusian countryside. 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.
2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor.
4. No statement in these particulars is to be relied upon as a statement or representation of fact.
5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection.
8. No assumption should be made in respect of parts of the property not shown in photographs.
9. Any areas, measurements or distances are only approximate.
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.



## Eigenschaften:

### Orientierung

Süden

### Klimakontrolle

Klimaanlage

Kamin

### Ansichten

Berg

Garten

### Einstellung

Land