

## Detached Villa for sale in Coín, Coín

249,000 €

Reference: R4926178 Bedrooms: 2 Bathrooms: 1 Plot Size: 3,250m<sup>2</sup> Build Size: 95m<sup>2</sup>



## Valle del Guadalhorce, Coín

This beautifully renovated, single-story, two-bedroom country house is situated just 4 kilometers north of La Trocha shopping center, offering the perfect blend of rural tranquility and easy access to amenities. Facing south, the property enjoys excellent road access and plenty of natural light throughout. A spacious, covered front terrace provides an ideal spot for year-round outdoor living and relaxation.

Inside, the house features:

- A cozy living room with a log burner for chilly evenings.
- A spacious newly fitted kitchen with a breakfast bar, perfect for casual dining.
- A modern bathroom with an open shower.

The flat, fully fenced plot of 3.250m<sup>2</sup> is perfect for horse owners or anyone seeking outdoor space and privacy. It boasts beautiful mountain views and includes:

- A storage room at the back of the house.
- Additional covered open storage for equipment or other uses.
- Ample parking space for multiple vehicles.

The property is equipped with electricity, town water, and will soon have access to irrigation water. Fully renovated with a light, neutral finish, this home is move-in ready. It is registered and comes with an AFO certificate, offering peace of mind for the buyer.

Whether you're looking for a peaceful holiday retreat or a cozy home for a couple, this property combines charm, functionality, and practicality. Don't miss the chance to make it yours!

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.

## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room

### Views

Country  
Garden

### Furniture

Optional

### Security

Gated Complex

### Category

Resale

### Orientation

South

### Setting

Country

### Kitchen

Fully Fitted

### Parking

Private

Open

More Than One

### Climate Control

Fireplace

### Condition

Excellent

### Garden

Private

Easy Maintenance

### Utilities

Electricity

Drinkable Water