

## Detached Villa for sale in Coín, Coín

349,000 €

Reference: R4716328 Bedrooms: 3 Bathrooms: 2 Plot Size: 3,018m<sup>2</sup> Build Size: 207m<sup>2</sup>



## Valle del Guadalhorce, Coín

Country house located 3km (an 8 minute car drive) north of the shopping center La Trocha in Coín. The property offers good road access. Most of the road is a hard surface except the last 200 meters which is a solid dirt track.

The house (90m<sup>2</sup>) is distributed over one floor and comprises of 3 bedrooms, a bathroom, and an open plan kitchen/living room with fireplace. A large 'L' shaped terrace (60m<sup>2</sup>) wraps around the front and side of the property offering shade and stunning views towards the surrounding countryside.

From this terrace you access the pool area, it's a large pool that has recently been completely retiled. The pool is surrounded by another large terrace offering plenty of space for sunbeds and outdoor furniture. Next to the pool is a WC and a summer kitchen/BBQ area.

Under the house, on ground floor is a garage, although it is currently used for storage but also offers the possibility of being converted into a studio. This are water and electricity facilities.

The plot is distributed over several terraces but is flat and fully fenced. It is planted with a variety of mature fruit trees. There is also a small storage room in the orchard that would be ideal for chickens. The property has mains electricity, town water and water from the irrigation channel.

The house does require modernization but offers lots of potential.

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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:

### Orientation

South

### Setting

Country

### Climate Control

Fireplace

### Pool

Private

### Views

Garden