

## Finca - Cortijo for sale in Coín, Coín

299,950 €

Reference: R4716529 Bedrooms: 2 Bathrooms: 2 Plot Size: 3,938m<sup>2</sup> Build Size: 99m<sup>2</sup>



## Valle del Guadalhorce, Coín

### **\*\*Property Description:\*\***

#### **EXCLUSIVE TO US**

**\*\*Inviting Living Spaces:\*\*** Step into a bright and airy lounge area, boasting abundant natural light that streams in through large patio doors. Perfect for relaxing or entertaining, this space offers a seamless transition to a terrace showcasing stunning mountain vistas.

**\*\*Modern Kitchen:\*\*** The property features a well-appointed kitchen equipped with all the essentials for culinary enthusiasts. Fitted with modern appliances, it offers functionality and style.

**\*\*Comfortable Bedrooms:\*\*** Retreat to two cozy bedrooms, providing ample space for rest and relaxation.

**\*\*Convenient Facilities:\*\*** Alongside a full bathroom, the property includes an additional toilet for added convenience.

A semi-sotano serves as a practical area for laundry tasks and storage needs.

### **\*\*Features:\*\***

- Three water sources: mains water, well water, and irrigation water.
- Mains electricity supply.
- Eco-friendly solar panels for hot water, backed by an automated boiler system.
- Air conditioning for climate control.
- Double glazed windows for insulation.
- Two separate entrances for added accessibility.
- AFO already in place.
- High-speed fiber optic internet connection with Movistar.
- Carport for vehicle shelter.
- Move-in ready condition, no renovation required.

### **\*\*Land Details:\*\***

- Expansive plot spanning approximately 3938m<sup>2</sup>.
- Landscaped with ornamental gardens and lawn areas.
- Various fruit trees planted for added charm and utility.

### **\*\*Location:\*\***

- 5 minutes outside of Coín town.
- Close to the A-366.
- 30 minutes from Malaga Airport.
- 35 minutes to the coast.

The Real Estate Agent, acting on behalf of the vendor, provides these particulars as a guide for potential purchasers and not as an offer or contract in any form. Reasonable efforts have been made to ensure the accuracy of the information provided, but potential purchasers are advised to verify each statement through inspection, searches, inquiries, and surveys.

In compliance with RD of the Junta de Andalucía 218/2005 of October 11, it is reported that the price does not include the expenses derived from the purchase of real estate according to current laws: notarial, registration, ITP, etc. expenses. The data presented is merely informative and has no contractual value. The offer is subject to errors, changes in price, availability and/or withdrawal from the market without prior notice.

## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Double Glazing  
Utility Room  
Barbeque  
Basement  
Fiber Optic

### Setting

Close To Town  
Close To Schools

### Garden

Private  
Landscaped

### Utilities

Electricity  
Drinkable Water  
Telephone  
Solar water heating

### Climate Control

Air Conditioning

### Condition

Good

### Security

Gated Complex

### Category

Holiday Homes  
Resale

### Views

Mountain  
Country  
Garden

### Kitchen

Fully Fitted

### Parking

Private  
Covered