

# IDILIQ

## ESTATES



R5171038

📍 Coín

REF# R5171038    349.000 €

BEDS

2

BATHS

2

BUILT

166 m²

PLOT

2550 m²

This charming and traditional single-story country property is located just a short drive from the vibrant village of Coín. Set on a private plot of 2,550m², distributed over three terraces, the home enjoys peace, privacy, and lovely countryside surroundings. The house itself offers three bedrooms and two bathrooms. Please note that the third bedroom is a single small room accessed through the second bedroom, and one of the bathrooms is external, conveniently located for poolside use. Inside, there is a cozy living room with a fireplace and air conditioning, plus a spacious covered terrace with a summer kitchen, perfect for year-round outdoor living.

On the upper terrace, you will find a chlorine swimming pool, sun terrace, and a small kitchenette. There is also ample open parking for multiple vehicles. The middle terrace is home to the house, surrounded by mature trees that provide shade throughout the year. The lower terrace features six stables (with the possibility of creating four more), currently used as storage, a dog house, and a chicken run.

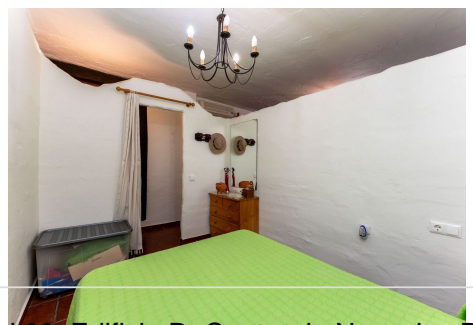
The property benefits from mains electricity, town water, two private wells, and upgraded irrigation water (goteo system). Annual council tax is just €495.

With a total built size of 165m<sup>2</sup> (70m<sup>2</sup> internal living space), this property does require some modernization but offers excellent potential for those seeking a countryside retreat with equestrian facilities and complete privacy, all within easy reach of Coín.

Contact us today for further information or to arrange a viewing.

The Listing agent for itself and as agent for the vendor gives notice that:

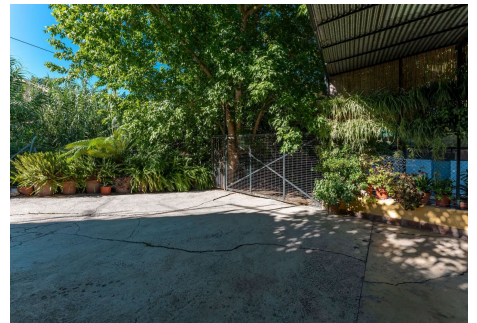
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