



## HOUSE 3 BEDROOMS 2 BATHROOMS IN COÍN

📍 Coín

REF# R5039101    295.000 €

BEDS

3

BATHS

2

BUILT

211 m<sup>2</sup>

PLOT

610 m<sup>2</sup>

Discover this delightful detached villa, perfectly nestled on the outskirts of Coín, offering the perfect blend of tranquillity and convenience. This charming property is situated on a generous 610 square metre plot, with a built size of 211 square metres and 143 square metres of internal living space. Built in 1997, this villa is a private haven with all the amenities you need within walking distance to the main town.

### Property Features:

- Plot Size: 610 square metres
- Built Size: 211 square metres
- Living Space: 143 square metres
- Bedrooms: 3 bedrooms

- Bathrooms: 2 (including one ensuite in the master bedroom)
- Year Built: 1997

#### Interior Highlights:

- Open plan kitchen, dining, and living area for seamless living
- Master bedroom with fitted wardrobes and an ensuite bathroom
- Air conditioning for your comfort
- Utility room and storeroom for added convenience

#### Outdoor Living:

- Private pool surrounded by a lush, green garden
- South-facing orientation, ensuring sunlight all day long
- Covered terrace overlooking the pool and garden area, perfect for outdoor relaxation
- Off-street parking under a carport for one car
- Outdoor BBQ area for entertaining

#### Utilities and Maintenance:

- Town water and a registered private well
- Mains electricity, two gas boilers, and an electric hub
- Easy-to-maintain property, despite its dated style, it remains in good condition

#### Location:

- Walking distance to the main town of Coín
- Close to all town amenities and several schools
- Excellent access to public transport
- Situated down a very short dirt track with no passing traffic for ultimate peace and privacy

This villa is fully registered with AFO, ensuring all legalities are in place. It's a charming, quaint house that offers a peaceful retreat while being close to everything you need.

For more information or to arrange a viewing, contact us !

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  
+34 951 123 083 | +44 (0)330 179 8687 | info@idiliqestates.com Local 28, Edificio D, Centro de Negocios Puerta  
de Banús, N-340, Km 175, 29660 Nueva Andlucia



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