



R5264473

📍 Coín

REF# R5264473    325.000 €

BEDS

4

BATHS

2

BUILT

327 m<sup>2</sup>

PLOT

2994 m<sup>2</sup>

Nestled in the peaceful countryside northwest of Coín, just a 12-minute drive (6.5 km) from the village, this versatile country property offers a fantastic opportunity for those seeking privacy, space, and investment potential. The property currently comprises two independent semi-detached single-storey houses, each with its own separate entrance. Both homes feature 2 bedrooms, 1 bathroom, a living room with fireplace, and a kitchen, making them ideal for extended families, guests, or rental income. One of the homes also benefits from air conditioning.

Each house has its own private terrace with a barbecue area, perfect for enjoying the tranquil surroundings and beautiful mountain views. The plot, measuring just under 3,000m<sup>2</sup>, is distributed across two flat, fenced terraces, offering plenty of space for outdoor activities, gardening, or even keeping a horse.

The property boasts a total built size of 327m<sup>2</sup>, which includes spacious porches and storage rooms, with 130m<sup>2</sup> of internal living space between the two houses. Built in 2001, the property is fully registered and comes with the AFO certificate already in place.

Additional features include:

- Excellent road access
- Two private wells for domestic water supply
- Irrigation water access for the land (running between May to October)
- Independent vehicle access for each house

While modernization is required, the property offers enormous potential, whether you choose to live in one house and rent the other, run a rural tourism project, or simply create a spacious family home in an idyllic setting.

With a bit of imagination and care, this could become a truly special retreat in the Andalusian countryside.

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

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