Sales - House - Coín

325.000€











Ref.-ID: R5387020 **Coín** **House**

IBI: 584 EUR / year

4 **2** **214 m2**

New to the market in the heart of Coín, This exceptional traditional townhouse presents a rare opportunity to acquire a substantial family home in one of the town’s most desirable locations. Positioned in a peaceful street whilst being just moments from the vibrant town centre, the property perfectly combines traditional Andalusian charm with spacious modern living. With all local amenities, shops, cafés, restaurants and schools within walking distance, this is an ideal property for both permanent living and investment alike. Built to a high standard throughout, the property immediately impresses with its generous proportions, abundance of natural light and airy feel across all levels. The welcoming tiled entrance hall sets the tone for the home and opens into a large main lounge, offering an inviting space for relaxing or entertaining. In addition, there is a separate second lounge/sitting room, providing excellent flexibility for growing families, a formal dining area, office space or additional reception room. The fully fitted kitchen is both practical and spacious, offering ample storage and workspace, and leads directly into a charming internal courtyard. This delightful area provides a private outdoor retreat, ideal for morning coffee, al fresco dining or creating a tranquil seating area filled with plants and Mediterranean character. Also located on the ground floor is a further bathroom complete with toilet, sink, bath and overhead shower, adding practicality and convenience for guests and day-to-day living. The first floor continues to impress with three generously sized double bedrooms, all beautifully bright and spacious. Two of the bedrooms benefit from attractive Juliette balconies, allowing natural light to flood in whilst adding character and charm to the façade of the property. The large family bathroom on this level has been thoughtfully designed and features double sinks, toilet, bidet and a striking large circular bath, creating a luxurious and relaxing atmosphere. The second floor offers even more versatility and potential. The fourth double bedroom is currently being utilised as storage but could easily be transformed into a guest suite, office, hobby room or additional living accommodation. Alongside this is a substantial utility and storage area, providing excellent additional space rarely found in traditional townhouses. Completing this wonderful home is the superb roof terrace — a true highlight of the property. This expansive outdoor space offers endless possibilities for entertaining, sunbathing, outdoor dining or simply enjoying the peaceful surroundings and views across the rooftops of the town. It is the perfect extension of the living space and ideal for embracing the wonderful Andalusian climate all year round. This is a truly impressive and deceptively spacious property full of charm, character and flexibility, offering a fantastic opportunity to own a beautiful traditional home in a highly sought-after central location in Coín. Early viewing is highly recommended to fully appreciate everything this unique property has to offer.

Setting
- ✔ Town
- ✔ Suburban
- ✔ Village
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools

Category
- ✔ Bargain
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale

Condition
- ✔ Good Condition

Features
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Utility Room
- ✔ Fiber Optic

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Utilities
- ✔ Electricity
- ✔ Solar water heating