## Sales - House - Coín

# 249.000€











**Ref.-ID: R5530402** **Coín** **House**

**IBI: 523 EUR / year** **Rubbish: 60 EUR / year** **5** **1** **238 m2**

A spacious townhouse for sale in the historic centre of Coín, within walking distance of the town’s main squares, shops, restaurants and other local amenities. The property is built over two floors and benefits from a roof terrace, offering an interesting opportunity for those looking for a large family home to renovate and personalise to their own taste. Ground Floor: The entrance leads into a hallway, with a room to the right, followed by a living room with a kitchen. From the living room, there is access to an internal patio, which features a bathroom with a shower and a large storage room currently used as a utility room. This covered space has unique characteristics because of being partly built into a of a cave, a traditional feature found in many houses in this part of Coín. It offers potential to be transformed into a wine cellar, a relaxing retreat or a chillout area during the summer months. First Floor: Comprises four bedrooms. The main bedroom features two balconies overlooking the street. There is also a single bedroom and a particularly spacious bedroom leading through to the fourth room. The fourth bedroom can also be accessed from the patio via a staircase and landing. Roof Terrace: This has potential to create an outdoor relaxation area and enjoy Coín’s pleasant climate. An opportunity to create your own home project The house requires renovation, but its size and location make it an interesting option for those seeking a large home in town for a family or wishing to explore the possibility of developing a B&B-style tourist accommodation business, subject to the applicable planning and tourism regulations and any necessary licences and authorisations. A property with plenty of potential for buyers looking to invest in a townhouse in the historic centre of Coín and transform it into a home tailored to their own needs.

**Setting**
- ✔ Town
- ✔ Close To Shops
- ✔ Close To Schools

**Orientation**
- ✔ East Facing
- ✔ West Facing

**Condition**
- ✔ Good Condition
- ✔ Renovation Required

**Views**
- ✔ Urban Views
- ✔ Street Views

**Features**
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Storage Room

**Furniture**
- ✔ Optional Furniture

**Kitchen**
- ✔ Partially Fitted Kitchen

**Parking**
- ✔ Street Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Resale