

Sales - House - Coín  
285.000€

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Ref.-ID: R5039812

Coín

House

IBI: 160 EUR / year



3



2



92 m2



3500 m2

CHARMING COUNTRY HOUSE FOR SALE IN COÍN ✓ 3 Bedrooms + Office | ✓ 2 Bathrooms | ✓ 4,100 m<sup>2</sup> Plot with Fruit Trees | ✓ Porch with Built-in BBQ | ✓ Air Conditioning | ✓ Fireplace Just 15 minutes from the town of Coín, this rural property is located in the Río Grande area—offering a peaceful setting, great privacy, and stunning views. Paved access all the way except for the last 300 meters. ??? Main House (70 m<sup>2</sup>) 3 spacious and bright bedrooms 1 fully renovated bathroom Living room with open-plan kitchen, recently updated Air conditioning and fireplace Cozy rooms with plenty of natural light ??? Second Building / Storage (40 m<sup>2</sup>) 1 room currently used as an office 1 kitchen On the lower exterior level: 1 bathroom with shower 1 storage room/garage ??? Porch and Terrace 40 m<sup>2</sup> covered porch with chill-out area Built-in BBQ ??? Plot and Outdoor Areas 3,500 m<sup>2</sup> fully fenced Two separate gated entrances Over 100 fruit trees: orange, lemon, pear, apple, fig, grapevine, peach, plum, pomegranate, loquat, pecan... Automatic irrigation system < Utilities and Extras Private well water and access to irrigation community water 12 solar panels + 2 batteries installed (not included in the price) A unique opportunity to enjoy country living with all modern comforts. ??? Contact us for more information or to arrange a visit.

- Setting**
- ✓ Country
  - ✓ Mountain Pueblo

- Orientation**
- ✓ South

- Condition**
- ✓ Excellent

- Climate Control**
- ✓ Air Conditioning
  - ✓ Hot A/C
  - ✓ Cold A/C

- Views**
- ✓ Mountain
  - ✓ Country
  - ✓ Garden
  - ✓ Forest

- Features**
- ✓ Covered Terrace
  - ✓ Private Terrace
  - ✓ WiFi
  - ✓ Storage Room
  - ✓ Utility Room
  - ✓ Barbeque
  - ✓ Double Glazing
  - ✓ Basement

- Furniture**
- ✓ Part Furnished

- Kitchen**
- ✓ Fully Fitted

- Garden**
- ✓ Private

- Parking**
- ✓ Open
  - ✓ More Than One
  - ✓ Private

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water
  - ✓ Photovoltaic solar panels