

Sales - House - Coín
999.000€

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Ref.-ID: R5120563

Coín

IBI: 1,152 EUR / year

Rubbish: 81 EUR / year



6



3



372 m2

House



20163 m2

Unique Opportunity in Coín – Two Stunning Country Homes with OCA License for 5 Horses Just 5 minutes from the centre of Coín, discover this exceptional property composed of two independent houses offering high-end furnishings, breathtaking 360º panoramic views over the valley and mountains, and top-tier facilities for horse lovers. Main House A beautifully maintained country-style single storey home, spacious, bright and built with premium materials: • Welcoming entrance hall • Large fully fitted kitchen with top-quality appliances and stunning views • Functional utility room with washer, dryer, and direct access to the terrace • Impressive living room with high ceilings, fireplace, and direct outdoor access • Sleeping area: o Large master bedroom o 2 additional rooms (currently used as offices) o Spacious WC o Large bathroom with bathtub and Italian-style shower • Separate guest suite with private bathroom • Spacious garage with access to the converted left wing (currently a modern stable area) Guest House Charming independent single-storey house with separate access, perfect for holiday rentals or family: • 2 bedrooms • 1 bathroom + 1 WC • Open-plan kitchen and living room • Beautiful views of the valley and unforgettable sunsets • Private terrace to enjoy warm summer evenings Equestrian Facilities • Official OCA license for 5 horses • 23x37m drained riding arena with river sand – ideal for year-round use • 4 top-quality OTTO horse stalls with mat flooring • Complete water, electricity, and security systems ✂ Modern Comfort & Features • 36 solar panels with 14 kW battery system (main house) • Guest house also fitted with solar panels • Electric blinds and awnings, mosquito screens • Reversible A/C (hot/cold) • Security cameras with motion detection • 3 water reserves: two of 13,000L + one of 2,000L • High-speed internet • Covered parking with EV charging station ☐ Highlights • Built with top-quality materials • AFO certificate in place • Surrounded by nature, absolute tranquillity • Only 5 minutes from all services in Coín The perfect place for nature and horse lovers, combining modern comfort, potential for rental income, and a peaceful lifestyle. Viewing is highly recommended to fully appreciate the quality and setting of this unique property. Contact us for more details about the technical and equestrian equipment.

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| Setting <div>✓ Country</div> | Orientation <div>✓ South</div> | Condition <div>✓ Excellent</div> | Pool <div>✓ Private</div> | Climate Control <div>✓ Air Conditioning</div> | Views <div>✓ Mountain</div> <div>✓ Country</div> <div>✓ Garden</div> |
| Features <div>✓ Covered Terrace</div> <div>✓ Fitted Wardrobes</div> <div>✓ Private Terrace</div> <div>✓ Solarium</div> <div>✓ Storage Room</div> <div>✓ Utility Room</div> <div>✓ Double Glazing</div> <div>✓ Stables</div> | Furniture <div>✓ Not Furnished</div> | Kitchen <div>✓ Fully Fitted</div> | Garden <div>✓ Private</div> | Parking <div>✓ Garage</div> <div>✓ Open</div> <div>✓ More Than One</div> <div>✓ Private</div> | Utilities <div>✓ Electricity</div> <div>✓ Drinkable Water</div> |
| Category <div>✓ Resale</div> | | | | | |