EK
ARBAT ESTATES

**Sales - House - Coín**

**395.000€**

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**Ref.-ID: R5169025**

**IBI: 704 EUR / year**

**Coín**

**3** **1** **192 m2**

**House**

**3446 m2**

This delightful single-story country home is located just a short drive from the village of Coín, with excellent road access and easy connections to both Málaga and Marbella via the A355. Set on a plot of just over 3,400m², the property is presented in good condition and offers a rustic style. The interior features an open-plan, fully fitted kitchen with a living room and open fireplace, creating a cozy atmosphere. At the rear of the house are three bedrooms and a family bathroom. Outside, a spacious covered terrace provides the perfect spot to enjoy outdoor living all year round. Next to the house is an above-ground pool, an unfinished pergola, and ample parking, including a carport for two cars. A standout feature is the separate independent building of approximately 90m², currently used as a garage. With some structural work and subject to planning permission, this space offers excellent potential to be converted into a guest house or additional accommodation. The plot is flat and arranged over a couple of terraces, surrounded by a variety of mature fruit trees. Water is supplied from the irrigation channel which comes from El Nacimiento, an underground water reservoir which provides clean, reliable water for both household use and the orchard. In addition, there is a large 65,000-litre water storage tank on the property. Overall, this is a solid and charming home that could benefit from some modernization, but with great potential, whether as a family residence, a holiday retreat, or a property with added accommodation possibilities. Please contact us for further information or to arrange a viewing. The Listing agent for itself and as agent for the vendor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of Tax if applicable.

**Setting**
- ✔ Country
- ✔ Close To Town

**Orientation**
- ✔ South

**Condition**
- ✔ Good

**Climate Control**
- ✔ Air Conditioning
- ✔ Fireplace

**Views**
- ✔ Mountain
- ✔ Country
- ✔ Garden

**Features**
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Paddle Tennis

**Furniture**
- ✔ Optional

**Kitchen**
- ✔ Fully Fitted

**Garden**
- ✔ Private

**Parking**
- ✔ Covered
- ✔ Open
- ✔ Private

**Utilities**
- ✔ Electricity

**Category**
- ✔ Resale