EK
ARBAT ESTATES

Sales - House - Coín

349.000€

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Ref.-ID: R5171038

Coín

House

IBI: 495 EUR / year

Rubbish: 94 EUR / year

2 **2** **166 m2** **2550 m2**

This charming and traditional single-story country property is located just a short drive from the vibrant village of Coín. Set on a private plot of 2,550m², distributed over three terraces, the home enjoys peace, privacy, and lovely countryside surroundings. The house itself offers three bedrooms and two bathrooms. Please note that the third bedroom is a single small room accessed through the second bedroom, and one of the bathrooms is external, conveniently located for poolside use. Inside, there is a cozy living room with a fireplace and air conditioning, plus a spacious covered terrace with a summer kitchen, perfect for year-round outdoor living. On the upper terrace, you will find a chlorine swimming pool, sun terrace, and a small kitchenette. There is also ample open parking for multiple vehicles. The middle terrace is home to the house, surrounded by mature trees that provide shade throughout the year. The lower terrace features six stables (with the possibility of creating four more), currently used as storage, a dog house, and a chicken run. The property benefits from mains electricity, town water, two private wells, and upgraded irrigation water (goteo system). Annual council tax is just €495. With a total built size of 165m² (70m² internal living space), this property does require some modernization but offers excellent potential for those seeking a countryside retreat with equestrian facilities and complete privacy, all within easy reach of Coín. Contact us today 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 Facing

Condition
- ✔ Good Condition
- ✔ Renovation Required

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Country Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Barbeque
- ✔ Stables

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Partially Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Open Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Resale