

**Sales - House - Coín**  
**190.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R5258164**

**Coín**

**House**

**IBI: 298 EUR / year**

**Rubbish: 86 EUR / year**



**4**



**1**



**153 m2**

Three-story single-family home for sale, with a comfortable and well-designed layout, located in a quiet area in the heart of Coín, with all necessary amenities nearby. The house is old and requires almost complete renovation, which is a great opportunity for those who want to design their own custom home. It will be necessary to update aspects such as waterproofing the terrace, leveling the floors, improving the ceilings, as well as completely renovating the plumbing, electrical, and windows. On the ground floor, there is a spacious living room, separate kitchen, double bedroom, full bathroom with shower, and a practical patio that serves as a laundry and storage area. The first floor consists of two double bedrooms and a third single room with good natural lighting, which can be used as a single bedroom, dressing room, or office, depending on your needs. On the top floor, there is an outdoor terrace, a very versatile space ideal for hanging laundry or creating a pleasant outdoor area for a barbecue, swimming pool, etc. This is a property with great potential, perfect both for families looking for a renovation project with character and for investors who value the possibility of increasing the property's value. A house with outdoor spaces and multiple options for redistribution to turn it into a unique home.

**Setting**

✓ Town

**Orientation**

✓ North East

**Condition**

- ✓ Renovation Required
- ✓ Restoration Required

**Features**

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Fiber Optic

**Furniture**

✓ Part Furnished

**Kitchen**

✓ Not Fitted