

**Sales - House - Coín**  
**429.500€**

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**Ref.-ID: R5293066**

**Coín**

**House**

**Community: 300 EUR / year**

**IBI: 391 EUR / year**

**Rubbish: 48 EUR / year**



**2**



**2**



**154 m2**



**474 m2**

Just reduced by €30,000. Owner open to sensible offers. Detached villa built on one level, in a sought-after and well-maintained community in the heart of Coin. Lovely villa with numerous extra features and stunning panoramic mountain views. A short stroll to shops and amenities, including supermarkets. The front of the house has a conservatory, with an electric awning overlooking the swimming pool and panoramic view. Great space for the winter months, maximising the sunshine and light. The open-plan living and kitchen area are a good size and in excellent condition. A large, modern, fully-fitted kitchen with a built-in oven, hob and dishwasher. The lounge is tastefully decorated with a wood-burner and hot and cold air-conditioning. The current owner has also installed underfloor heating throughout the entire property. The living area opens onto 2 spacious bedrooms with fitted wardrobes and 2 bathrooms/shower rooms. The master bedroom has an en-suite bathroom, and there is access to a separate bathroom for guests. Hot and cold air-conditioning is installed in both bedrooms. The house layout would suit anyone with mobility issues. There is a separate entrance to the rear of the property for extra parking, and a flat area leads to doors and entry through the master bedroom. Outside is an easily-maintained garden with terraces. A private salt-water swimming pool, a seated covered area, a shower and a separate W/C. To the left of the house is a space for barbecuing, and to the right are mature fruit trees and a walkway to the extra parking, with a gated entry. Entrance to a storage room at the rear of the property, containing a water softening system. The property also includes a private garage. South-facing orientation Underfloor heating throughout New roof (2018) with extra insulation Part-furnished Salt water swimming pool Water softening system Town water supply The property has a central location in Coin; it's easy to walk to any part of the town, cycle or drive; the town has dedicated cycle paths. La Trocha Shopping Centre is a 10-minute walk, home to lots of different businesses, including a large Carrefour supermarket. A 5-minute walk in the other direction will take you to El Rodeo, with a choice of different restaurants and cafes. The town has several other supermarkets, including Mercadona, Aldi and Lidl, banks, pharmacies, good schools and a large medical centre. Coin has a friendly and happy atmosphere. Excellent transport links Public transport services 20 minutes to Malaga Airport 25 minutes to central Malaga 30 minutes to Marbella 30 minutes to Fuengirola Currently for sale for 429,000

#### Setting

- ✓ Town
- ✓ Close To Shops
- ✓ Urbanisation

#### Orientation

- ✓ South

#### Condition

- ✓ Excellent

#### Pool

- ✓ Private

#### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Fireplace
- ✓ U/F Heating

#### Views

- ✓ Mountain
- ✓ Panoramic
- ✓ Pool

#### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Near Church

#### Furniture

- ✓ Fully Furnished

#### Kitchen

- ✓ Fully Fitted

#### Garden

- ✓ Private

#### Security

- ✓ Safe

#### Parking

- ✓ Garage
- ✓ Covered
- ✓ Open
- ✓ Private

#### Utilities

- ✓ Electricity
- ✓ Drinkable Water

#### Category

- ✓ Bargain
- ✓ Holiday Homes
- ✓ Luxury
- ✓ Resale