EK
ARBAT ESTATES

Sales - House - Coín

325.000€

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Ref.-ID: R5296357

Coín

House

IBI: 500 EUR / year

Rubbish: 180 EUR / year

1 **1** **40 m2** **4221 m2**

Your Country Home WITH AFO ???? What everyone is looking for... but almost no one finds. We are pleased to offer this charming country house, recently legalized and boasting a valid AFO Certificate, set in a peaceful natural environment just 7 minutes from La Trocha Shopping Centre and with quick access to the A-355 road, which connects Coín with Málaga and Marbella. The property includes a 33 m² house, comprising a living room and one bedroom. At the entrance of the house, beneath a covered porch, there is a spacious outdoor kitchen with dining area, providing access to a bathroom and a separate indoor kitchen. From the dining area, you reach a second covered space of approximately 50 m², ideal for gatherings and celebrations, featuring a fully equipped party kitchen, sink, and a wood-fired oven, perfect for preparing large cuts of meat, pizzas, or traditional homemade bread. Adjacent to this area is the 8 x 4 metre swimming pool, surrounded by a solid concrete terrace, creating an ideal space to enjoy the excellent climate all year round. The finca benefits from multiple access points, a covered parking area for two vehicles, as well as a large uncovered parking area. The remainder of the plot is prepared for growing fruit and vegetables, with a well-defined separation between the living area and the agricultural zone, where you will find orange, lemon and mandarin trees, as well as a large pecan walnut tree. A unique property for those seeking countryside living, privacy, legal security and excellent connections, whether as a holiday home, permanent residence or investment. ???? Do not hesitate to contact us for further information or to arrange a viewing.

Setting
- ✔ Country

Orientation
- ✔ South West Orientation

Condition
- ✔ Good Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

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

Features
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Utility Room

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Covered Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Electricity

Category
- ✔ Resale