

Sales - House - Coín
315.000€

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



Ref.-ID: R5448040

Coín

House



2



2



270 m2

If you dream of living surrounded by nature without sacrificing the convenience of being close to town, this magnificent 20,241 m² rustic land offers everything you need. Located just 10 minutes' far from Coín by car, the property enjoys easy access via a well-maintained road that is fully accessible throughout the year. The estate is reached via a private access road shared with only three neighbouring properties, ensuring a peaceful, secure and highly private setting. The partially fenced plot is home to a wide variety of well-maintained fruit trees in full production, including mulberry, orange and plum trees, grapevines and many other species. The property benefits from mains electricity and two private wells with an abundant water supply, an increasingly valuable feature that makes the estate ideal for agricultural use, leisure or self-sufficient living. The estate offers a total built area of 305.07 m², distributed across several buildings. The main house, measuring approximately 110 m², has been recently renovated and is ready to move into. It is arranged over two floors. The ground floor comprises a kitchen, a bathroom with a walk-in shower and a spacious living room, ideal for family life. Upstairs, there are two generous bedrooms featuring beautiful exposed wooden beams that add warmth and character. The house is accessed through a charming covered wooden porch, providing an inviting entrance and a pleasant outdoor seating area. Adjacent to the main house is a second building of approximately 120 m², comprising an independent kitchen, living-dining room, bedroom, storage room and bathroom. This building retains its original character and offers outstanding renovation potential, making it ideal as a guest house, tourist accommodation, workspace or an extension of the main residence. The second building also features a large covered outdoor area of approximately 25 m², complete with a substantial barbecue and a traditional wood-fired oven, perfect for preparing authentic meals and entertaining family and friends. Above this building is an upper floor that was traditionally used as a hayloft, offering further possibilities for conversion to suit the future owner's needs. Outside, the estate boasts a private 24 m² swimming pool, ideal for enjoying the summer months in complete privacy while surrounded by nature. Overall, this is a property with enormous potential, combining a fully renovated home ready for immediate occupation with additional buildings full of possibilities, plentiful private water resources, fertile land and an excellent location. An exceptional opportunity as a permanent residence, holiday home, agricultural estate or rural tourism project. ***The advertised sale price does not include the costs associated with the purchase transaction, such as taxes, notary fees, Land Registry fees, or any professional fees payable by the buyer.***

Setting ✓ Country ✓ Village ✓ Mountain Pueblo	Orientation ✓ South	Condition ✓ Recently Renovated	Pool ✓ Private	Views ✓ Country	Features ✓ Covered Terrace ✓ Private Terrace ✓ Storage Room ✓ Barbeque
Furniture ✓ Part Furnished	Kitchen ✓ Partially Fitted	Garden ✓ Private	Utilities ✓ Electricity ✓ Drinkable Water		