

Sales - House - Coín
590.000€

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



Ref.-ID: R5460112

Coín

IBI: 640 EUR / year

Rubbish: 144 EUR / year



3



2



256 m2

House



6640 m2

Exclusive Boho Finca with Breathtaking Mountain Views, 52 m² Swimming Pool and Complete Privacy – Your Own Paradise in Nature with valid tourist rental licence. Some properties impress – this finca captures your heart. Nestled in the stunning Andalusian countryside on a generous 6,640 m² plot, this exceptional finca perfectly combines the authentic charm of a traditional Spanish country home with modern comfort, sustainable technology and a unique bohemian lifestyle. From the moment you arrive, you are welcomed by a beautiful open courtyard (patio), the heart of the home and a classic architectural feature that gives this property its unmistakable Andalusian character. The bright, open-plan living area features a stylish fully fitted kitchen and a cosy lounge with a fireplace, creating a warm and inviting atmosphere. Large windows fill the home with natural light while framing spectacular mountain views. The adjoining terrace is the perfect place to enjoy your morning coffee at sunrise or relax with a glass of wine as the sun sets over the surrounding landscape. An elegant spiral staircase leads to the lower level, where you will find three spacious bedrooms. The master suite benefits from its own en-suite bathroom, while a second beautifully designed bathroom serves the remaining bedrooms. Each bedroom enjoys direct access to the spacious terrace, seamlessly blending indoor and outdoor living while allowing you to enjoy the fresh mountain breeze. The outdoor area is designed for the Mediterranean lifestyle. A magnificent 52 m² swimming pool, surrounded by generous sun terraces and an attractive BBQ area, creates the perfect setting for entertaining family and friends or simply relaxing in complete privacy. A separate 13 m² storage room offers excellent potential and could easily be converted into a guest apartment, home office, studio or hobby room. The property also stands out for its high-quality technical features. A modern solar energy system with 16 solar panels and four battery storage units provides efficient and sustainable power. Water is supplied by 10,000-litre and 12,000-litre water tanks, with the additional possibility of connecting to the irrigation water supply for the garden” Features • 6,640 m² plot • 3 spacious bedrooms • 2 bathrooms, including one en-suite • Modern open-plan fitted kitchen • Living room with fireplace • Traditional Andalusian courtyard (patio) • Large terraces with spectacular mountain views • 52 m² private swimming pool • BBQ and outdoor entertaining area • Central air conditioning (hot & cold) • Double-glazed windows • Mosquito screens • 16 solar panels with four battery storage units • 10,000-litre and 12,000-litre water tanks • Separate storage room with conversion potential • Carport for two vehicles • Additional parking spaces • Furniture available by separate negotiation A valuable feature: The plot is predominantly flat and easy to maintain, with a large number of mature olive trees. As olive trees require very little irrigation, the property’s overall water consumption for maintaining the land is exceptionally low. Set in a peaceful and idyllic location, this remarkable finca offers complete privacy while being only 13 minutes from the centre of Coín (El Rodeo), providing the perfect balance between tranquillity and convenience. Whether you are looking for an exclusive permanent residence, an elegant holiday retreat or a high-potential investment property, this exceptional finca offers an outstanding lifestyle in one of Andalusia’s most beautiful natural settings.

Setting ✓ Country ✓ Village ✓ Mountain Pueblo ✓ Close To Forest	Orientation ✓ South East ✓ South ✓ South West	Condition ✓ Excellent	Pool ✓ Private	Climate Control ✓ Air Conditioning ✓ Fireplace	Views ✓ Mountain ✓ Country ✓ Panoramic ✓ Garden ✓ Pool ✓ Courtyard ✓ Forest
Features ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Private Terrace ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom ✓ Barbeque ✓ Double Glazing	Furniture ✓ Optional	Kitchen ✓ Fully Fitted	Garden ✓ Private ✓ Landscaped ✓ Easy Maintenance	Security ✓ Gated Complex	Parking ✓ Covered ✓ Open ✓ Private
Utilities ✓ Electricity ✓ Photovoltaic solar panels ✓ Solar water heating	Category ✓ Holiday Homes ✓ Investment ✓ Resale				