

Sales - House - Coín
445.000€

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Ref.-ID: R5465371

Coín

House

Community: 384 EUR / year



4



2.5



226 m2

Spacious Four Bedroom Townhouse in the Heart of Coín Set in the heart of Coín, this spacious four bedroom townhouse offers an excellent combination of generous living space, outdoor areas and everyday convenience, all within walking distance of the town’s shops, restaurants, schools and local amenities. Built in 2004 and beautifully maintained, the property is presented in excellent condition and is ready to move into. Its versatile layout makes it particularly well suited to family living, with approximately 193m² of registered accommodation together with an additional finished attic of approximately 13m². The main living areas are bright and generously proportioned, including a spacious living and dining room and a recently updated, fully equipped modern kitchen. There are four bedrooms and two full bathrooms, while the finished attic provides valuable additional space currently arranged as a bedroom and gym, but equally suited to a home office, guest room or leisure area. Outdoor living is another attractive feature of the home. A private rear patio of approximately 12m² provides a quiet and practical outdoor space, while the approximately 15m² terrace enjoys open views towards the Sierra de las Nieves, creating a lovely setting for morning coffee, outdoor dining or simply relaxing in the sunshine. Further features include an independent covered laundry room and, unusually for such a central location, a private garage with space for two vehicles. Positioned on Paseo del Obispo, the property places the centre of Coín virtually on the doorstep. Supermarkets, shops, cafés, restaurants, schools and everyday services can all be reached on foot, allowing you to enjoy the convenience of town-centre living without compromising on space or privacy. A superb family home offering space, versatility, private parking and outdoor living in one of Coín’s most convenient locations. ****Features at a glance**** • 4 bedrooms • 2 bathrooms • Approximately 193m² registered • Additional finished attic of approximately 13m² • Spacious living and dining room • Modern fully equipped kitchen • Private terrace of approximately 15m² • Rear patio of approximately 12m² • Views towards the Sierra de las Nieves • Private garage for 2 cars • Covered laundry room • Walking distance to shops, restaurants and amenities • Excellent condition and ready to move into

Setting ✓ Town ✓ Close To Shops ✓ Close To Town ✓ Close To Schools	Orientation ✓ South	Condition ✓ Excellent	Climate Control ✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C ✓ U/F/H Bathrooms	Views ✓ Mountain ✓ Panoramic ✓ Street	Features ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom ✓ Marble Flooring ✓ Double Glazing
Furniture ✓ Optional	Kitchen ✓ Fully Fitted	Garden ✓ Private	Parking ✓ Garage	Utilities ✓ Electricity ✓ Drinkable Water	Category ✓ Golf ✓ Holiday Homes ✓ Resale