

Sales - House - Coín
450.000€

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



Ref.-ID: R5502835

IBI: 465 EUR / year

Coín



3



2



100 m2

House



4620 m2

Finca – Cortijo, Coín, Inland Costa del Sol 3 Bedrooms | 2 Bathrooms | Built 102 m² | Terrace 25 m² | Plot 4,620 m² Spectacular Country Property with Solar Energy, Private Pool and 4,600 m² Plot This beautifully presented country property offers a rare combination of traditional Andalusian charm, modern comfort and excellent energy independence. Set on a magnificent, predominantly flat plot of approximately 4,600 m², the property enjoys a peaceful countryside setting while being just around 5 minutes from the centre of Coín. Access is excellent, with fully paved access leading directly to the property and an automatic entrance gate providing privacy and security. The main house provides approximately 100 m² of comfortable living accommodation and has been carefully designed to create a bright, spacious and welcoming home. The heart of the property is the impressive 32 m² open-plan living and dining area with an integrated fitted kitchen. The open layout creates an ideal space for everyday family life as well as entertaining guests. There are three bedrooms in total. The master bedroom benefits from a private en-suite bathroom, walk-in dressing room and fitted wardrobes, creating a comfortable master suite. The two additional bedrooms are generously proportioned and could be used for family, guests or alternatively as home office or hobby spaces. There are two fully fitted bathrooms, including the en-suite bathroom serving the master bedroom. The property combines attractive rustic features with quality modern finishes, including elegant parquet flooring, Climalit double-glazed aluminium windows providing excellent thermal and acoustic insulation, and beautiful wooden ceilings throughout which add warmth and character. One of the property's major advantages is its impressive energy efficiency. A modern photovoltaic solar panel installation is supported by physical battery storage, allowing excess electricity generated during the day to be stored and used later. This provides a high degree of energy independence and can significantly reduce reliance on the electricity grid. Water supplies are equally well considered. The property is officially connected to the mains water supply and also benefits from irrigation water rights. A substantial 12,000-litre water storage tank provides an additional reserve for the property and land. The house is equipped with three air-conditioning units for year-round climate control, while a fireplace adds warmth and atmosphere during the cooler months. Outside, the property is designed for enjoying the Andalusian lifestyle. A beautiful covered porch with wooden ceilings provides an ideal area for outdoor dining, relaxing and enjoying the surrounding countryside. The private 8 x 3 metre swimming pool provides the perfect place to cool off during the summer and enjoy the peace and privacy of the property. The approximately 4,600 m² plot is predominantly flat, usable land and is planted with a variety of mature trees, including fruit trees, mulberry trees and walnut trees. These provide natural shade, privacy and a beautiful green environment around the house. There is also a separate 20 m² storage room equipped with air conditioning. This versatile building could potentially be used as a home office, hobby room, children's playroom or simply as generous storage space. The property also benefits from private parking and garage facilities. This is an attractive country home in a convenient location, offering the tranquillity of rural living without sacrificing accessibility. With its generous plot, private swimming pool, solar energy system with battery storage, excellent water resources and comfortable three-bedroom layout, it is well suited as a permanent residence, holiday home or investment property. The property is ready to move into and offers an excellent opportunity to enjoy the Costa del Sol inland countryside just minutes from Coín town centre. Setting: Country, Close to Town Condition: Good Pool: Private Climate Control: Air Conditioning, Fireplace Views: Countryside, Panoramic, Pool Features: Covered Terrace, Fitted Wardrobes, Private Terrace, Storage Room Kitchen: Fully Fitted Garden: Private Security: Gated Entrance Parking: Garage, Private Utilities: Electricity, Mains Water, Solar Energy, Water Storage Category: Holiday Home, Investment, Resale

Setting ✓ Country ✓ Close To Town	Condition ✓ Good	Pool ✓ Private	Climate Control ✓ Air Conditioning ✓ Fireplace	Views ✓ Country ✓ Panoramic ✓ Pool	Features ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Private Terrace ✓ Storage Room
Kitchen ✓ Fully Fitted	Garden ✓ Private	Security ✓ Gated Complex	Parking ✓ Garage ✓ Private	Utilities ✓ Electricity ✓ Drinkable Water	Category ✓ Holiday Homes ✓ Investment ✓ Resale