EK
ARBAT ESTATES

Sales - House - Coín

419.000€

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











Ref.-ID: R5536042

Coín

House

IBI: 461 EUR / year

Rubbish: 122 EUR / year

3 **2** **114 m2** **5015 m2**

A charming, beautifully renovated country property situated on the northern outskirts of Coín, offering excellent road access, complete privacy and breathtaking mountain views, all just a five-minute drive from the town.Set on a fully fenced, predominantly flat plot of just over 5,000m², this lovely property is ideal for those seeking a comfortable countryside home with plenty of usable outdoor space. Whether you are a keen gardener, dream of creating your own orchard, or are looking for a property suitable for keeping animals or horses, this property offers fantastic possibilities. The house is positioned towards the southern end of the plot, leaving the majority of the land stretching out in front of the property. The land extends towards the nearby river, making the location particularly appealing to horse lovers who may wish to enjoy riding along the riverside. The Property The main house has been tastefully renovated by the current owners and is distributed entirely over one level, providing a practical, comfortable and easy-to-maintain layout. At the heart of the home is a beautiful open-plan kitchen, dining and living area, featuring attractive vaulted wooden ceilings that add warmth and character. This inviting space benefits from an abundance of natural light, with two sets of French patio doors opening directly onto the outdoor terrace, creating a lovely connection between the interior and the surrounding countryside. A hallway leads from the living area to the three bedrooms and bathrooms. The first bedroom is the smallest of the three and offers flexibility as either a guest bedroom, children’s room or home office. It also benefits from its own direct access to the outside. The remaining two bedrooms are both comfortable doubles, each equipped with air conditioning. One of these bedrooms enjoys access to a beautifully renovated Jack-and-Jill bathroom, while the spacious master bedroom features its own en-suite bathroom, generous wardrobe space and a dedicated dressing area. Vaulted wooden ceilings continue throughout the house, creating a wonderful sense of character and charm. Combined with the renovations, natural light and comfortable layout, the property has a particularly welcoming and homely atmosphere. Outdoor Areas and Land The outdoor space is undoubtedly one of the property’s greatest attractions. The completely flat and fully fenced plot offers exceptional versatility, something that is particularly sought-after in countryside properties around Coín. There is ample room for landscaped gardens, vegetable plots, fruit trees, animals or equestrian use, with the added advantage of beautiful open mountain views. The property also features a private chlorine swimming pool, perfect for enjoying the Andalusian sunshine, along with a separate annex measuring approximately 20m², offering potential for use as a home office, workshop or additional storage space, subject to any necessary permissions. Another particularly useful feature is that the larger section of land at the front, although adjoining the area surrounding the house, benefits from its own independent entrance through a second gate. This provides excellent flexibility for anyone wishing to separate the residential garden from the remainder of the land, particularly for animals or horses. The main entrance to the property is accessed through a motorized gate. Despite its convenient location and excellent access, the property enjoys a wonderful sense of privacy, while maintaining an open and spacious feel with stunning views of the surrounding mountains. Utilities and Additional Features The property is well equipped with a range of practical features, including: * Town water connection * Mains electricity * Irrigation water supplied through the upgraded, metered Goteo system * Eight photovoltaic solar panels with one battery for energy storage * 12,000-litre water storage tank * Air conditioning * Private chlorine swimming pool * Approximately 20m² independent annex * Fully fenced, predominantly flat plot of over 5,000m² * Motorized main entrance gate and separate access to the land A Wonderful Countryside Lifestyle This is a truly appealing country home that combines comfortable single-level living, a beautifully renovated interior and an exceptionally usable piece of land. Properties offering this amount of flat land, excellent road access, privacy and proximity to Coín are particularly attractive, especially for buyers looking to enjoy the countryside without feeling isolated. Whether you are searching for a peaceful permanent residence, a countryside retreat, or a home with space for horses, animals and outdoor hobbies, this lovely property is certainly worth viewing. Contact us today for further information or to arrange a viewing. The Listing agent for itself and as agent for the vendor gives notice that: 1. The details relating to the property offered above are intended only as a general guide for prospective buyers and do not constitute, in whole or in part, an offer or contract. The information is provided for guidance purposes only and does not form part of any contractual agreement. 2. Every effort has been made to ensure that the information contained in this advertisement is accurate and as reliable as possible. However, the details may be subject to errors, omissions, changes, availability or withdrawal without prior notice. 3. Any prospective buyer should satisfy themselves as to the accuracy of each statement by carrying out their own inspections, searches, enquiries and surveys, either personally or through a legal representative. 4. All statements are made without responsibility on the part of the estate agent or the vendor. 5. None of the statements contained herein should be relied upon as statements or representations of fact. 6. Neither the estate agent nor any person employed by or acting on behalf of the estate agent has authority to make any representation or warranty whatsoever in relation to this property. 7. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair or condition, or that any services, systems or appliances are in working order. Prospective purchasers are advised to inspect the property personally to verify its condition. 8. The photographs are for the exclusive use of the AGENCY. 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These may include Value Added Tax (VAT at 10% or 21%) or Property Transfer Tax (ITP at 7%), depending on the nature of the transaction, as well as Stamp Duty (AJD at 1.2%), Notary fees, Land Registry fees and any legal representation costs. 12. Ageny fees are included in the sale price.

Setting
- ✔ Country
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning

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

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Ensuite Bathroom

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Security
- ✔ Gated Complex

Parking
- ✔ Open Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Photovoltaic solar panels

Category
- ✔ Resale