

Продажа - Дом - Coín  
**350.000€**

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



**Ref.-ID: R5141038**

**Coín**

**Дом**

**Коммунальные: 396 EUR / год**

**ИБИ: 718 EUR / год**

**Мусор: 85 EUR / год**



**3**



**2**



**167 m2**



**635 m2**

A wonderful opportunity to purchase a deceptively spacious, detached country property suitable for improvement, located in a sought-after urbanisation, conveniently located between Alhaurin el Grande and Coin. This single-story residence offers three-bedrooms, two-bathrooms, a good-sized open plan lounge / dining room with working log burning fireplace, and a modern kitchen situated to the rear of the property. All three bedrooms have extensive wardrobe and storage space. There are several storage rooms and areas that could increase the living accommodation further and at next to no cost. To the front of the property and overlooking the pool, is a convenient and good-sized winter room conservatory. To the left-hand side of the property, you will find a bonus studio room leading to what could become a hobby room, additional living accommodation or a man cave. The overall space of these two rooms is equal to two garages. The established gardens are well stocked with a wide range of local species, fruit trees and palms offering privacy and a peaceful setting. The pool is of a good size, has a substantial cover, suitable for winter use or to keep the pool clean and in good order. The driveway accessed by traditional ironwork, electric gates will accommodate three to four vehicles, the entire property is walled, fenced and tree lined. There are several terraced areas, some covered, providing ample space for seating, lounging and dining and sunbathing. Again, some of these could be updated or re-arrange to make further living space. Additionally, there is a workshop to the rear of the property suitable for the handyman, used as a potting shed or for storage. The property is in good condition throughout and has been maintained by the long-term owners of twenty plus years. The entire property boasts quality air conditioning units providing heat and cold plus each room has ceiling fans. Water is provided by the local authority, and drainage is by septic tank. The opportunity to improve and update will appeal to the many buyers who are looking to purchase a well-located residence that could be modernised to suit today's living arrangements, and for those who are looking to increase the number of bedrooms or living accommodation without significant cost.

|                                                                                                                                                                                                                                                                        |                                                                                                                                                              |                                                                                        |                                                                                                  |                                                                                                      |                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Расположение</b> <ul style="list-style-type: none"><li>✓ Деревня</li><li>✓ Рядом с магазинами</li><li>✓ Рядом с городом</li><li>✓ Близко к школам</li><li>✓ Рядом с лесом</li><li>✓ Урбанизация</li></ul>                                                           | <b>ОРИЕНТАЦИЯ</b> <ul style="list-style-type: none"><li>✓ Юг</li><li>✓ Юго-запад</li><li>✓ Запад</li></ul>                                                   | <b>Состояние</b> <ul style="list-style-type: none"><li>✓ Хорошее</li></ul>             | <b>бассейн</b> <ul style="list-style-type: none"><li>✓ Приватный</li></ul>                       | <b>Климат-контроль</b> <ul style="list-style-type: none"><li>✓ Кондиционер</li><li>✓ Камин</li></ul> | <b>ВИД</b> <ul style="list-style-type: none"><li>✓ Горы</li><li>✓ Сельская местность</li><li>✓ Сад</li><li>✓ Бассейн</li><li>✓ Лес</li><li>✓ Улица</li></ul> |
| <b>Особенности</b> <ul style="list-style-type: none"><li>✓ Крытая терраса</li><li>✓ Встроенные шкафы</li><li>✓ Приватная терраса</li><li>✓ WiFi</li><li>✓ Кладовка</li><li>✓ Подсобное помещение</li><li>✓ Двойные стеклопакеты</li><li>✓ Оптическое волокно</li></ul> | <b>Мебель</b> <ul style="list-style-type: none"><li>✓ Без мебели</li></ul>                                                                                   | <b>Кухня</b> <ul style="list-style-type: none"><li>✓ Полностью оборудованная</li></ul> | <b>Сад</b> <ul style="list-style-type: none"><li>✓ Приватный</li><li>✓ Простой в уходе</li></ul> | <b>меры безопасности</b> <ul style="list-style-type: none"><li>✓ Сигнализация</li></ul>              | <b>Парковка</b> <ul style="list-style-type: none"><li>✓ Открытая</li><li>✓ Более чем один</li><li>✓ Приватная</li></ul>                                      |
| <b>Коммунальные услуги</b> <ul style="list-style-type: none"><li>✓ Электричество</li><li>✓ Питьевая вода</li></ul>                                                                                                                                                     | <b>Категория</b> <ul style="list-style-type: none"><li>✓ Выгодное предложение</li><li>✓ Дома для отдыха</li><li>✓ Инвестиции</li><li>✓ Перепродажа</li></ul> |                                                                                        |                                                                                                  |                                                                                                      |                                                                                                                                                              |