

## Sales - House - Coín

# 225.000€



Ref.-ID: MIBGR4872661

Coín

House



3



1



89 m2



5292 m2

Country House for Sale with AFO and Spacious Grounds in Coín This charming single-story country house, certified with AFO (Assimilated Out of Ordination), offers a practical and cozy design, ideal for those seeking to enjoy tranquility and nature. - Interior Layout Upon entering, you'll find a spacious open-concept living room that integrates an American-style kitchen, creating a functional and airy space. This area features an air conditioning split to keep a cool environment during the summer. The house includes 3 spacious bedrooms, one currently used as a storage room, along with a full bathroom and a small laundry room with a washing machine. - Outdoor Areas Outside, the property offers two covered terraces totaling 74 m<sup>2</sup>. The first terrace, located at the entrance of the house, is fully equipped with a sink, barbecue, and oven, perfect for family gatherings and outdoor meals. The second terrace is at the back of the house, providing an additional space. There is also an extra storage room on the exterior. - Land and Amenities The property, fully fenced and on flat terrain, encompasses a plot of 5,292 m<sup>2</sup>. It features a variety of fruit trees, including olive trees, fig trees, grapevines, and weeping willows, ideal for those who want to enjoy a natural environment. There is also a covered parking area, perfect for protecting your car from high temperatures or heavy rain. The house's water supply comes directly from the town of Coín. - Location and Access The property is easily accessible with a paved road, except for the last 300 meters. It is located just 5 minutes from Coín's shopping areas. An ideal opportunity to enjoy country life with all the comforts!

- Setting**
  - ✓ Country
  - ✓ Village
  - ✓ Mountain Pueblo
- Orientation**
  - ✓ South East
- Condition**
  - ✓ Good
- Climate Control**
  - ✓ Hot A/C
  - ✓ Cold A/C
- Views**
  - ✓ Country
- Features**
  - ✓ Covered Terrace
  - ✓ Private Terrace
  - ✓ Storage Room
  - ✓ Utility Room
  - ✓ Barbeque
- Garden**
  - ✓ Private
- Parking**
  - ✓ Covered
  - ✓ More Than One
  - ✓ Private
- Utilities**
  - ✓ Drinkable Water