

Sales - House - Coín
379.000€

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Ref.-ID: MIBGR4708963

IBI: 750 EUR / year

Coín

Rubbish: 106 EUR / year



4



2



212 m2

House



3800 m2

Nestled on a generous 3800m2 plot, this country property offers both privacy and proximity to town. Accessible via a short dirt track easily traversable by vehicle, it enjoys excellent road connectivity. Just a brief 15-minute stroll leads to the charming town of Coín. This property has already the AFO certificate. Upon arrival, ornate wrought iron gates grant entry to a well-maintained driveway, providing ample parking space. There is also an open car port. Continuing along the driveway leads to a shaded terrace and main entrance into the property, upon entering we have a traditional style kitchen complete with a central island /breakfast bar plus dishwasher and tall fridge included, The kitchen leads into a spacious living area, featuring a wood burning fireplace as its centrepiece. The residence exudes rustic charm, courtesy of wooden Andalusian style fixtures, including windows, frames, doors, and exposed beams. The sleeping accommodation comprises four generously sized double bedrooms some with fitted wardrobes, with the master suite featuring an en-suite bathroom with shower in addition to a spacious family bathroom. One of the rear bedrooms opens directly onto a covered terrace overlooking the picturesque swimming pool and large lawn. Adjacent to this lies a storage area with a Toilet. Features: • AFO • Close to town • Gas water boiler • Mains water and electricity • Parking for 2/3 cars • Open garage / carport • Quality wooden features • Closed wood burner • Lawned area with pool • Entertaining space • Covered terrace • Sunny aspect. • Rustic charm • Fibre optic internet FURNITURE NOT INCLUDED The Real Estate Agent, acting on behalf of the vendor, provides these particulars as a guide for potential purchasers and not as an offer or contract in in any form. Reasonable efforts have been made to ensure the accuracy of the information provided, but potential purchasers are advised to verify each statement through inspection, searches, inquiries, and surveys. In compliance with RD of the Junta de Andalucía 218/2005 of October 11, it is reported that the price does not include the expenses derived from the purchase of real estate according to current laws: notarial, registration, ITP, etc. expenses. The data presented is merely informative and has no contractual value. The offer is subject to errors, changes in price, availability and/or withdrawal from the market without prior notice.

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| <p>Setting</p> <ul style="list-style-type: none"> ✓ Close To Shops ✓ Close To Town ✓ Close To Schools | <p>Condition</p> <ul style="list-style-type: none"> ✓ Good | <p>Pool</p> <ul style="list-style-type: none"> ✓ Private | <p>Climate Control</p> <ul style="list-style-type: none"> ✓ Fireplace | <p>Views</p> <ul style="list-style-type: none"> ✓ Country ✓ Garden ✓ Pool | <p>Features</p> <ul style="list-style-type: none"> ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Private Terrace ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom ✓ Barbeque ✓ Fiber Optic |
| <p>Garden</p> <ul style="list-style-type: none"> ✓ Private | <p>Parking</p> <ul style="list-style-type: none"> ✓ Covered ✓ Private | <p>Utilities</p> <ul style="list-style-type: none"> ✓ Electricity ✓ Drinkable Water | <p>Category</p> <ul style="list-style-type: none"> ✓ Resale | | |