

**Sales - House - Coín**

**375.000€**



3



3

220 m<sup>2</sup>10160 m<sup>2</sup>

If you are looking for a county property, full of character, not too far off the beaten track, with the possibility of running a rural tourism business, then this property may be for you. This quaint two-bedroom property (which could be converted into three as it has an open mezzanine level which could be enclosed), sits on a plot of 10,160m<sup>2</sup> of good quality land, which is suitable for horses or even for growing your own fruit and vegetables. Access is excellent with the last 40 meters being a good quality dirt track. You enter the plot through wrought iron gates into a small courtyard with parking for three cars. The house sits comfortably in its surroundings with a lovely grapevine offering shade over the covered terrace. You enter the main house straight into a country style fully fitted kitchen with exposed beams. Follow through and you will enter the living room, with large windows flooding this space with an abundance of light. Features include an open fire place, stained glass windows and beautiful floral iron work leading upstairs. To the right you walk into one of the oldest parts of the house, now used as a dining room which still includes the old animal feeding troughs, tucked away under a second staircase. From the dining room, you have access to a family bathroom as well as a separate utility room. Upstairs you will find an open mezzanine level. This can be easily enclosed to incorporate a third bedroom within the main house. Furthermore, there are two double bedrooms with a jack and jill bathroom. Both bedrooms have independent access from two separate stairways. All windows are timber framed with stunning French Doors which open, overlooking the pool area. Ceilings are exposed beams with the mezzanine level boasting beautiful roundwood beams with bamboo. A throwback to the construction of yesteryear. Outside there is an independent one- bedroom annex with ensuite. Perfect for guests or to rent out for holiday rentals. The pool sits on a large tiled terrace to the front of the property, south facing, ensuring it receives direct sunlight all day. Beyond this terrace is a plot which has been segregated into different areas which include a small garden, green house, vegetable patches and orchard. It's perfect for those seeking a country life. It is even suitable for horses however will require some fencing. One final note, this finca is within walking distance to a lovely bar and restaurant, only a short 10 minute walk away. The property has main electricity, well water and comes fully registered with an AFO. For more information, please contact one of our sales team. The Listing agent for itself and as agent for the vendor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of Tax if applicable.

**Setting**

✓ Country

**Orientation**

✓ South

**Pool**

✓ Private

**Climate Control**

✓ Fireplace

**Views**

✓ Mountain

✓ Garden























































