

## Sales - House - Coín

# 550.000€

Coín

House

Community: 300 EUR / year

IBI: 1,100 EUR / year

Rubbish: 100 EUR / year



4



3



304 m2



618 m2

Traditional style villa in an upmarket urbanization in Coín just a short drive to the center of Coín , on a 618m2 plot the 304m2 house offers 3 large bedrooms Lounge Kitchen diner and large basement suitable for guest accommodation. Built in 2002 the villa has central heating in all areas and makes a lovely family home. The ground floor offers Entrance hall way with guest toilet and the large lounge dining room with wood burning fire double doors lead to a lovely sunny terrace. The fully fitted kitchen diner is off the lounge with the fully fitted Kitchen hardly used and is of a high standard again double doors lead you to the terrace. The master bedroom with fitted wardrobes is also on the ground floor , with en suite bathroom. Feature wooden stairs take you to the first floor with 2 very large double bedrooms with fitted wardrobes, both with access to a large terrace . The family bathroom is also on this floor for the 2 bedrooms. In the basement is another fully fitted kitchen currently used by the owners as the main kitchen, on this floor is a large lounge style room office and another fully fitted bathroom. A store room has the central heating boiler and an oil reserve tank and other storage areas. Outside is a lovely Bar area next to the pool and BBQ making it perfect for summer entertaining. The garden has various fruit trees and is of a low maintenance style. Coín is a short drive away ,with Marbella and Malaga being 30 mins by car , and Alhaurin Golf is a short 10 min drive.

### Setting

- ✓ Mountain Pueblo
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Urbanisation

### Climate Control

- ✓ Central Heating
- ✓ Fireplace

### Kitchen

- ✓ Fully Fitted

### Category

- ✓ Resale

### Orientation

- ✓ East
- ✓ South East
- ✓ South

### Views

- ✓ Mountain
- ✓ Country
- ✓ Garden
- ✓ Pool
- ✓ Urban
- ✓ Forest

### Garden

- ✓ Private
- ✓ Easy Maintenance

### Condition

- ✓ Good

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Games Room
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Basement

### Parking

- ✓ Garage
- ✓ Covered
- ✓ Open
- ✓ Street
- ✓ Private

### Pool

- ✓ Private

### Furniture

- ✓ Optional

### Utilities

- ✓ Electricity
- ✓ Drinkable Water









































