

## Sales - House - Coín

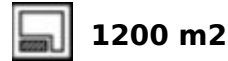
# 590.000€

Coín

House

Community: 1,440 EUR / year IBI: 1,548 EUR / year

Rubbish: 180 EUR / year



Nestled in the tranquil periphery of Barranco Blanco, between Alhaurín el Grande and Coín, this magnificent detached villa offers a luxurious retreat in an idyllic setting. Situated at the end of a cul-de-sac on a popular urbanisation, this substantial property spans three floors and boasts 7 bedrooms, 5 bathrooms, 1 WC, 2 kitchens, 1 large living room, 2 storage rooms, a garage, and a carport accommodating two cars. Ground Floor The ground floor features a spacious living room leading out to a terrace overlooking the garden and pool, a separate kitchen, a shower room, and a bedroom, providing ample space for family living and entertaining. Basement Level The basement level comprises 3 bedrooms, 2 bathrooms (one en-suite), and an open-plan kitchen diner that opens onto a private garden with a barbecue area and outdoor WC. This level also includes a laundry room, boiler room and direct access to the garage. The basement can be separated to create an independent guest apartment with its own entrance. First Floor On the first floor, you'll find 3 additional bedrooms all with built in wardrobes, 1 family bathroom, with the master suite boasting an en-suite bathroom and a dressing area. Outdoor and Additional Features The outdoor space is a haven for relaxation and entertainment, featuring a large 10-meter swimming pool with Roman pillars, offering stunning views of the Sierra de Mijas mountains. The villa also boasts a covered terrace, perfect for al fresco dining and enjoying the serene surroundings. Orientation: South-facing, ensuring plenty of natural light. Condition: Excellent, with air conditioning (hot/cold) and a log burner in the living room. Flooring: Elegant marble floors throughout. Storage: Fitted wardrobes and ample storage spaces. Parking: Secure parking for several cars, including a garage, carport, and on-street parking. Utilities: Mains electricity and town water. Plot: A flat, private, and secure plot measuring 1,200 square meters. This villa is conveniently located near Alhaurín Golf, and close to Coín and Alhaurín el Grande, including local schools. It's a perfect location for nature enthusiasts, with easy access to forest trails ideal for walking dogs. Whether you're seeking a serene family home or a spacious property with potential for guest accommodations, this villa offers unparalleled comfort, privacy, and stunning views in a prime location. Available partly furnished or unfurnished, it's ready to be your next dream home. 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**

- ✓ Close To Forest
- ✓ Urbanisation

**Climate Control**

- ✓ Air Conditioning

**Kitchen**

- ✓ Fully Fitted

**Category**

- ✓ Resale

**Orientation**

- ✓ South

**Views**

- ✓ Mountain
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Pool

**Garden**

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

**Condition**

- ✓ Good

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Basement

**Parking**

- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Private

**Pool**

- ✓ Private

**Furniture**

- ✓ Optional

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water























































