

**Sales - House - Coín**

**995.000€**

IBI: 800 EUR / year

Rubbish: 120 EUR / year



8



5



475 m2



11390 m2

Finca Alborada 475m2 is located on a 11,390 m<sup>2</sup> fenced plot, which serves as an excellent retreat, in a natural and peaceful environment, with several buildings, a beautiful saltwater pool and lots of attention to detail. The main house was built around 117 years ago, which gives it a historic character and special charm and this building shows a result of the traditional architecture of the time. The property has been carefully restored to preserve its charm while still adding the modern touch and ensuring the comfort of the house. The main house 238 m<sup>2</sup> is the heart of Alborada. Its thick walls, high ceilings and wooden floors convey a sense of history. Every corner tells a story, from the windows with beautiful views, to the architectural details such as moldings, beams and walls that reflect the lifestyle of a bygone era. On the ground floor there is a very nice and cozy living room with fireplace and a very inviting dining area with access to the pretty fitted kitchen. The other living room is very light-flooded, has a very good size and is very comfortably designed. A staircase takes us to the first floor, where the other bedrooms are. On the first floor there is the master bedroom, which is very spacious with a walk-in closet, as well as two other spacious bedrooms and a bathroom with shower. This area also offers access to the saltwater pool. Next to the main house is the guest house, spread over two floors (149m<sup>2</sup>) with bedrooms, kitchen, living and dining area and a bathroom with shower. In this area there are also two beautiful covered terraces, one with a BBQ. Both houses are equipped with central heating that runs on a pellet stove, as well as hot water, which ensures pleasant warmth even in winter. Some rooms have Air con. There are also two wooden cabins on the property, these cabins are designed to offer privacy and tranquility, each cabin has its own charm, with rustic yet elegant details, but equipped with all the necessary amenities for a comfortable stay. The cabins are surrounded by nature and allow guests to enjoy a relaxing stay. Yoga Meetings:(Dome) Alborada is known as a destination for yoga meetings and retreats. The extensive grounds full of gardens and green areas and 180 palm trees provide a perfect environment for practicing yoga and meditation. Special spaces have been created for these activities, both outdoors and indoors. Classes can be held in a specially equipped room within the property, which has large windows that let in natural light and offer relaxing views, or on outdoor terraces, surrounded by the tranquility of nature. 11,390 m<sup>2</sup> of completely fenced, flat land, ideal for keeping horses, has 3 private wells, a large selection of different fruit trees and a palm plantation with 180 palm trees. The peace and view cannot be impaired by the protected area around the property!

**Setting**

- ✓ Country
- ✓ Village
- ✓ Mountain Pueblo
- ✓ Close To Forest

**Climate Control**

- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ Fireplace

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity

**Orientation**

- ✓ North East
- ✓ South

**Views**

- ✓ Mountain
- ✓ Country
- ✓ Garden
- ✓ Pool
- ✓ Courtyard
- ✓ Forest

**Garden**

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

**Category**

- ✓ Resale

**Condition**

- ✓ Recently Renovated

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Guest Apartment
- ✓ Guest House
- ✓ Storage Room
- ✓ Utility Room
- ✓ Barbeque
- ✓ Double Glazing

**Security**

- ✓ Gated Complex

**Pool**

- ✓ Private

**Furniture**

- ✓ Not Furnished

**Parking**

- ✓ Garage
- ✓ Open
- ✓ Private













































