

**Ref.-ID: MIBGR4859884**

**Coín**

**House**

**IBI: 1,128 EUR / year**

**Rubbish: 226 EUR / year**



This beautiful, spacious villa is located in the sought-after area of El Rodeo, set on a generous 1000 m<sup>2</sup> plot with a total construction size of 251 m<sup>2</sup>, split over three levels, top floors (3 beds, 2 baths), ground floor (2 beds, kitchen and living areas) and sotano (workshop, garage and storage room). This home offers ample space for both relaxing and entertaining. The open-plan living space is spread across two floors, featuring a conservatory that allows natural light to flood in. The villa's orientation is south-facing, ensuring plenty of sunlight throughout the day, while offering far-reaching views across the surrounding countryside and mountains. These stunning vistas can be enjoyed from the roof terrace and throughout the garden. The property is in excellent condition and benefits from modern amenities, including air conditioning throughout and a cozy log burner for winter months. Four of the five bedrooms have fitted wardrobes, the master bedroom was built as a studio without wardrobes, though there is plenty of space to build fitted ones. Outside, you'll find a beautifully maintained, easy-care garden with mature vegetation that provides ample shade. The highlight of the outdoor space is the large 10m x 7m heated swimming pool at the widest point, perfect for year-round use. There is also a covered barbecue area adorned with bignonia, making it ideal for outdoor dining and entertaining. Practical features include a utility room, a storage room, a workshop, a garage with a mechanics inspection pit, and a carport. The property also comes with a fully fitted kitchen that includes an American style fridge freezer with unlimited filtered drinking water, a gas hob and double oven. Some furniture may be available by negotiation. Conveniently located within walking distance of cafes, bars, restaurants, and local transport, the villa is also within a short driving distance to the town of Coín, which offers excellent access to schools, golf courses, and walking routes. In addition to that, there are four major supermarkets with easy parking within a 2-3minute drive. Rubbish is collected from the house 6 days a week directly from the main door and post is delivered. The property has easy access via a tarmac road, with town water supply as well as a large deposit tank. This villa offers a blend of luxury, privacy, and convenience, making it a perfect home for those seeking a tranquil lifestyle with modern comforts. Don't miss out on this exceptional opportunity to own a slice of paradise in El Rodeo. 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**  
✓ Town

**Orientation**  
✓ South

**Pool**  
✓ Private

**Climate Control**  
✓ Air Conditioning  
✓ Fireplace

**Views**  
✓ Mountain  
✓ Garden























































