

**Ref.-ID: MIBGR4716328**

**Coín**

**Дом**



**3**



**1.5**



**207 m2**



**3018 m2**

Country house located 3km (an 8 minute car drive) north of the shopping center La Trocha in Coín. The property offers good road access. Most of the road is a hard surface except the last 200 meters which is a solid dirt track. The house (90m2) is distributed over one floor and comprises of 3 bedrooms, a bathroom, and an open plan kitchen/living room with fireplace. A large 'L' shaped terrace (60m2) wraps around the front and side of the property offering shade and stunning views towards the surrounding countryside. From this terrace you access the pool area, it's a large pool that has recently been completely retiled. The pool is surrounded by another large terrace offering plenty of space for sunbeds and outdoor furniture. Next to the pool is a WC and a summer kitchen/BBQ area. Under the house, on ground floor is a garage, although it is currently used for storage but also offers the possibility of being converted into a studio. This area has water and electricity facilities. The plot is distributed over several terraces but is flat and fully fenced. It is planted with a variety of mature fruit trees. There is also a small storage room in the orchard that would be ideal for chickens. The property has mains electricity, town water and water from the irrigation channel. The house does require modernization but offers lots of potential. 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.

**Расположение**

✓ Загородный

**ОРИЕНТАЦИЯ**

✓ Юг

**бассейн**

✓ Приватный

**Климат-контроль**

✓ Камин

**ВИД**

✓ Сад





































