



## Detached Villa for sale in Coín, Coín

350,000 €

Reference: R5141038 Bedrooms: 3 Bathrooms: 2 Plot Size: 635m<sup>2</sup> Build Size: 167m<sup>2</sup> Terrace: 50m<sup>2</sup>







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## Valle del Guadalhorce, Coín

A wonderful opportunity to purchase a deceptively spacious, detached country property suitable for improvement, located in a sought-after urbanisation, conveniently located between Alhaurin el Grande and Coín. This single-story residence offers three-bedrooms, two-bathrooms, a good-sized open plan lounge / dining room with working log burning fireplace, and a modern kitchen situated to the rear of the property. All three bedrooms have extensive wardrobe and storage space. There are several storage rooms and areas that could increase the living accommodation further and at next to no cost. To the front of the property and overlooking the pool, is a convenient and good-sized winter room conservatory. To the left-hand side of the property, you will find a bonus studio room leading to what could become a hobby room, additional living accommodation or a man cave. The overall space of these two rooms is equal to two garages. The established gardens are well stocked with a wide range of local species, fruit trees and palms offering privacy and a peaceful setting. The pool is of a good size, has a substantial cover, suitable for winter use or to keep the pool clean and in good order. The driveway accessed by traditional ironwork, electric gates will accommodate three to four vehicles, the entire property is walled, fenced and tree lined. There are several terraced areas, some covered, providing ample space for seating, lounging and dining and sunbathing. Again, some of these could be updated or re-arrange to make further living space. Additionally, there is a workshop to the rear of the property suitable for the handyman, used as a potting shed or for storage. The property is in good condition throughout and has been maintained by the long-term owners of twenty plus years. The entire property boasts quality air conditioning units providing heat and cold plus each room has ceiling fans. Water is provided by the local authority, and drainage is by septic tank. The opportunity to improve and update will appeal to the many buyers who are looking to purchase a well-located residence that could be modernised to suit today's living arrangements, and for those who are looking to increase the number of bedrooms or living accommodation without significant cost.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Fiber Optic

### Views

Mountain  
Country  
Garden  
Pool  
Street  
Forest

### Pool

Private

### Garden

Private  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water

### Orientation

South  
West  
South West

### Setting

Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Village  
Close To Forest

### Furniture

Not Furnished

### Security

Alarm System

### Category

Holiday Homes  
Investment  
Resale  
Bargain

### Climate Control

Air Conditioning  
Fireplace

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Private  
More Than One  
Open