



# Finca - Rural Estate for sale in Coín, Coín

570,000 €

Reference: R5298730 Bedrooms: 3 Bathrooms: 4 Plot Size: 2,241m<sup>2</sup> Build Size: 401m<sup>2</sup> Terrace: 25m<sup>2</sup>





## Valle del Guadalhorce, Coín

### Estate with House and Pool in Coín

Estate located in a natural and peaceful setting, very close to the town center of Coín, with paved access and good connections to services and main roads. A location that allows you to enjoy tranquility and privacy without giving up genuine proximity to the village, with the possibility of walking there regularly.

The property is fully fenced and has independent electrical installations.

### House:

The house is distributed over two levels, with a comfortable and functional layout.

#### Main floor (158 m<sup>2</sup>):

Spacious open-plan living room, dining area, and kitchen, all integrated into one space, plus:

Three bedrooms

Two full bathrooms

One guest toilet

Pantry

Hot and cold air conditioning

A floor designed for everyday living, with large and well-connected spaces.

#### Basement / Garage floor (158 m<sup>2</sup>):

Large open space with a toilet, currently used as a garage with capacity for several vehicles, ample storage area, and restroom. Due to its size and layout, it is a very versatile space, with ventilation through high windows, suitable for various complementary uses such as a leisure area, gym, multipurpose room, or workspace, depending on the buyer's needs.

### Outdoor Area and Pool:

The estate features a pleasant pool area designed to be enjoyed for much of the year, including:

Swimming pool

Fully equipped outdoor kitchen

Covered porch

Outdoor bathroom

An independent space from the house, ideal for family gatherings and meetings with friends.

### Additional Buildings and Auxiliary Spaces:

The property also includes:

Auxiliary building of approximately 27 m<sup>2</sup>, suitable for use as an office, guest studio, or other purposes

Utility/installation room

Auxiliary metal-structure storage unit

Chicken coop

Two dog kennels

### Plot and Surroundings:

The estate has 2,241 m<sup>2</sup> according to the Land Registry (Catastro). It is well maintained and includes a designated vegetable garden area as well as fruit trees in production, including loquat, mandarin, lemon, orange, avocado, and apricot trees, among others.

### Water and Installations:

The property has:



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Electricity supply (the basement area has an industrial electrical installation)

Legalized well water, approximately 100 meters deep

Irrigation water

Water storage tank (aljibe) with a capacity of 27,000 liters

Surface Areas and Important Information:

According to the Land Registry (Catastro):

Built area: 441 m<sup>2</sup>

Plot size: 2,241 m<sup>2</sup>

According to the Title Deeds:

The deeds record a 65 m<sup>2</sup> agricultural building and a plot of 3,018 m<sup>2</sup>

The property does not have AFO status

The property is sold in its current condition, with the existing documentation, and is aimed at an informed buyer who values the location, the possibility of walking to the village due to its proximity, the built area, privacy, and the overall characteristics of the property.

An estate with house, pool, garage, and land, in a quiet area yet very close to the village — a combination increasingly hard to find in Coín.

Viewings will be arranged with genuinely interested and well-informed parties only.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Fitted Wardrobes  
Guest Apartment  
Guest House  
Utility Room  
Bar  
Barbeque  
Restaurant On Site  
Courtesy Bus

### Views

Country  
Pool

### Pool

Private

### Parking

Underground  
Garage  
Private  
Covered  
More Than One

### Orientation

South  
West  
South West

### Setting

Close To Schools  
Suburban  
Country  
Village

### Garden

Private

### Utilities

Electricity

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Security

Gated Complex