

# INTERMOBILIARIA



## Detached Villa in Coín – 4 bedrooms – 2 baths

Bedrooms **4** Bathrooms **2** Built **327m2** Plot **2994m2**

**R5131069**

**property**

**Coín**

**325.000€**

Nestled in the peaceful countryside northwest of Coín, just a 12-minute drive (6.5 km) from the village, this versatile country property offers a fantastic opportunity for those seeking privacy, space, and investment potential. The property currently comprises two independent semi-detached single-storey houses, each with its own separate entrance. Both homes feature 2 bedrooms, 1 bathroom, a living room with fireplace, and a kitchen, making them ideal for extended families, guests, or rental income. One of the homes also benefits from air conditioning. Each house has its own private terrace with a barbecue area, perfect for enjoying the tranquil surroundings and beautiful mountain views. The plot, measuring just under 3,000m<sup>2</sup>, is distributed across two flat, fenced terraces, offering plenty of space for outdoor activities, gardening, or even keeping a horse. The property boasts a total built size of 327m<sup>2</sup>, which includes spacious porches and storage rooms, with 130m<sup>2</sup> of internal living space between the two houses. Built in 2001, the property is fully registered and comes with the AFO certificate already in place. Additional features include:

- Excellent road access
- Two private wells for domestic water supply
- Irrigation water access for the land (running between May to October)
- Independent vehicle access for each house

While modernization is required, the property offers enormous potential, whether you choose to live in one house and rent the other, run a rural tourism project, or simply create a spacious family home in an idyllic setting. With a bit of imagination and care, this could become a truly special retreat in the Andalusian countryside. 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.

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Covered Terrace  
Storage Room

Covered Terrace  
Utility Room

Private Terrace