

Finca - Cortijo in Coín – 3 bedrooms – 2 baths

Bedrooms

3

Bathrooms

2

Built

130m2

Plot

3773m2

R5356963

property

Coín

320.000€

Nestled on the north-west side of Coín, this cozy country property offers the perfect balance between peaceful rural living and convenient access, located just 7 km from the town (approximately a 10-minute drive) with very good road connections. The property features a well-maintained single-lane access road of approximately 130m². The accommodation comprises three bedrooms and two bathrooms, including a master bedroom with en-suite. The heart of the home is a cozy L-shaped open-plan kitchen and living area, designed for comfortable everyday living and entertaining. Air conditioning is installed in both the kitchen and living room, ensuring comfort throughout the year. A charming loft space, accessed via a pull-down ladder staircase, provides additional versatility. While the ceiling height is limited, it can accommodate a bed or serve as practical storage. Set on a fully fenced plot of just under 4,000 m², the grounds are beautifully complemented by a variety of fruit trees and offer pleasant garden and countryside views. The property benefits from mains electricity, its own private well, and irrigation water during the summer months. Outside, an inviting L-shaped covered terrace provides shaded areas all year round, creating the perfect space for relaxing or entertaining. This private outdoor area also includes a barbecue and an above-ground pool, ideal for enjoying the warm Andalusian climate. Additional features include two storage rooms and ample parking, with space for several vehicles as well as a carport for two cars. A delightful country home offering privacy, comfort, and easy access, ideal as a permanent residence or a peaceful holiday retreat. For further information or to arrange a viewing, please contact us. The Listing agent for itself and as agent for the vendor gives notice that: 1. The details relating to the property offered above are intended only as a general guide for prospective buyers and do not constitute, in whole or in part, an offer or contract. The information is provided for guidance purposes only and does not form part of any contractual agreement. 2. Every effort has been made to ensure that the information contained in this advertisement is accurate and as reliable as possible. However, the details may be subject to errors, omissions, changes, availability or withdrawal without prior notice. 3. Any prospective buyer should satisfy themselves as to the accuracy of each statement by carrying out their own inspections, searches, enquiries and surveys, either personally or through a legal representative. 4. All statements are made without responsibility on the part of the estate agent or the vendor. 5. None of the statements contained herein should be relied upon as statements or representations of fact. 6. Neither the estate agent nor any person employed by or acting on behalf of the estate agent has authority to make any representation or warranty whatsoever in relation to this property. 7. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair or condition, or that any services, systems or appliances are in working order. Prospective purchasers are advised to inspect the property personally to verify its condition. 8. The photographs are for the exclusive use of the Agency. The images are provided for illustrative purposes only and may show only certain parts and aspects of the property at the time the photographs were taken. No assumptions should be made regarding any parts of the property not shown in the photographs. 9. Any areas, measurements or distances stated are approximate and have been taken from the property's documentation. 10. Any reference to alterations, extensions or permitted use should not be taken as a statement that the necessary planning permissions, building regulations approvals, listed building consents or any other required authorisations have been obtained. 11. All costs and taxes arising from and associated with the purchase of the property are the responsibility of the purchaser and are not included in the sale price. These may include Value Added Tax (VAT at 10% or 21%) or Property Transfer Tax (ITP at 7%), depending on the nature of the transaction, as well as Stamp Duty (AJD at 1.2%), Notary fees, Land Registry fees and any legal representation costs. 12. Agency fees are included in the sale price.