



**Property type :** Detached Villa

**Location :** Coín

**Bedrooms :** 2

**Bathrooms :** 0

**Swimming pool :** No

**Orientation :** South

**House area :** 106 m<sup>2</sup>

**Plot area :** 9303 m<sup>2</sup>

PLEASE READ FULL DESCRIPTION

Small 2 bedroom country house located on the north side of Coín, offering very good road access. Located a 15 minute car drive from the village of Coín (7km) this property offers lots of potential! The building is approx. 53m<sup>2</sup>. At the front of the property there is a good size shaded terrace. Upon entering the building there is a large open room that would be the living room/kitchen and at the back there are two rooms that could be converted into bedrooms.

To the left side of the house is a storage room and there is another storage room at the back of the house with a WC. This built size is approximately 16m<sup>2</sup>.

Please note the property requires renovation throughout.

The plot, of just over 9.000m<sup>2</sup> is divided into 2 independent plots with a country land that divides them both. The large plot (of just over 7.000 m<sup>2</sup>) has a gentle slope and is fully fenced and is mainly planted with avocados and walnut trees (there is approx. 50 avocados and 50 walnut trees plus a storage room of approx 30m<sup>2</sup> that could be converted into 2 stables). There are two water deposit tanks on this plot, once, for the irrigation of the garden and has a capacity of approx. 48.000L and another smaller one for the house consumption of 15.000L. The remaining land is located behind the house and is partially fenced and terraced. There are a few fruit trees planted on this plot.

The only source of water for this property is irrigation water although the current owner has applied for permission to drill a well. It also has mains electricity.



