



**Property type :** Detached Villa

**Location :** Coín

**Bedrooms :** 2

**Bathrooms :** 1

**Swimming pool :** No

**Orientation :** South

**Views :** Mountain views

**House area :** 72 m<sup>2</sup>

**Plot area :** 14148 m<sup>2</sup>

PLEASE READ FULL DESCRIPTION.

Unfinished country house located in a rural area north of Coín (13km from the village/a 30 minute car drive)

The building has a total built size of 72m<sup>2</sup> and sits on a 14.000m<sup>2</sup> plot, the plot has a gentle slope and offers elevated open panoramic views overlooking the surrounding countryside.

The house, although unfinished, has an open plan living room/kitchen and 2 bedrooms. Both bedrooms have ensuite bathrooms.

Please note the property isn't currently registered and therefore cannot be mortgaged. It doesn't have water or electricity. Electricity can be connected, and water would have to be delivered.

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. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of Tax if applicable.



