



**Property type :** Detached Villa

**Location :** Coín

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** No

**Orientation :** South

**House area :** 191 m<sup>2</sup>

**Plot area :** 619 m<sup>2</sup>



Nestled within landscaped grounds, surrounded by mature vegetation, offering complete privacy in the heart of Coín, within easy walking distance to shops, bars and schools, this property offers stunning curb appeal on one of Coín most popular urbanisations. The villa is situated on a plot of over 600m<sup>2</sup>, with a private driveway and garage offering ample parking. The property is traditional in style with many modern elements incorporated over the years. This can be seen the moment you enter the property. A large glass wall separates the inner hallway from the kitchen diner, allowing ample light to flood this space. You are immediately drawn into the kitchen, the heart of the villa, fully fitted, contemporary in design with more than enough space for a dining table. Patio doors lead outside onto a lovely wooden deck with retractable sunshades. Back to the inner hallway, from here you have access to a double bedroom with ensuite bathroom, a large living room with a stunning open fire set as it's main focal point with ample space beyond for a family sized dining table. Stairs lead you to the first floor where you will find an office space elevated amongst the eaves overlooking the staircase, two double bedrooms, a family bathroom and a master bedroom with en-suite. From the master bedroom, you have access to a private terrace overlooking the garden. From the inner hall, stairs also lead down to the basement where there is scope for further development (subject to planning). At present, there is a large living space (currently used for storage), a second kitchen diner, two large storerooms, garage, and a shower room.

The property is in excellent condition throughout, boasting hot cold air conditioning, town water, private drive way, and mature garden with plunge pool.

This villa is ideally situated on a quiet residential street with easy access to the A-355 which leads to Malaga (30 mins drive) and Marbella (25 mins drive)

#### ABOUT COIN

The vibrant town of Coin is a beauty with plenty of history and sights. As you arrive, you will drive through fields of orchards, oranges, lemons, olives, almonds and forests such as Alpujata, La Fuente, El Charco del Infierno and La Albuquera. You will feel a world away from civilisation and indeed Coín is referred to as the town of three hundred orchards.

Coín has a rich history having been occupied by the Romans, when the town was known as Lacibis, then later as La Cobin, in the 1st century B.C.

There are many lovely squares, known as Plazas, where you can relax with a coffee, listen to the fountains and watch the world go by. Try Plaza de la Via or Plaza Alameda.

When occupied by the Moors, Coín was known as Dacuan and was an important town in the region. Although Coín's economy has largely relied on agriculture, it also has been a producer of marble and ceramics, perhaps you have heard the term 'green Coín'?

Coin is located 36km south-west of Málaga, at an altitude of 210 metres above sea level overlooking the stunning Guadalhorce Valle. The climate has mild winters and hot summers and more than a third of the days of the year are sunny. Its municipality has an area of 128.4 km<sup>2</sup> and welcomes its almost 22,000 inhabitants, who receive the name of coineños or coínos

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