



**Property type :** Detached Villa

**Location :** Coín

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**House area :** 211 m<sup>2</sup>

**Plot area :** 610 m<sup>2</sup>

- ✓ close to shops
- ✓ Airconditioning

- ✓ Terrace

- ✓ White goods



Discover this delightful detached villa, perfectly nestled on the outskirts of Coín, offering the perfect blend of tranquillity and convenience. This charming property is situated on a generous 610 square metre plot, with a built size of 211 square metres and 143 square metres of internal living space. Built in 1997, this villa is a private haven with all the amenities you need within walking distance to the main town.

#### Property Features:

- Plot Size: 610 square metres
- Built Size: 211 square metres
- Living Space: 143 square metres
- Bedrooms: 3 bedrooms
- Bathrooms: 2 (including one ensuite in the master bedroom)
- Year Built: 1997

#### Interior Highlights:

- Open plan kitchen, dining, and living area for seamless living
- Master bedroom with fitted wardrobes and an ensuite bathroom
- Air conditioning for your comfort
- Utility room and storeroom for added convenience

#### Outdoor Living:

- Private pool surrounded by a lush, green garden
- South-facing orientation, ensuring sunlight all day long
- Covered terrace overlooking the pool and garden area, perfect for outdoor relaxation
- Off-street parking under a carport for one car
- Outdoor BBQ area for entertaining

#### Utilities and Maintenance:

- Town water and a registered private well
- Mains electricity, two gas boilers, and an electric hub
- Easy-to-maintain property, despite its dated style, it remains in good condition

#### Location:

- Walking distance to the main town of Coín
- Close to all town amenities and several schools
- Excellent access to public transport
- Situated down a very short dirt track with no passing traffic for ultimate peace and privacy

This villa is fully registered with AFO, ensuring all legalities are in place. It's a charming, quaint house that offers a peaceful retreat while being close to everything you need.

For more information or to arrange a viewing, contact us !

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