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**LW**  
Estates

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Villa in Coín

Reference: R4775524



Bedrooms: 3

Bathrooms: 1

M<sup>2</sup>: 119

Price: 349,000 €

Status: Sale

Property Type: Villa

Parking places: by request

Printing day : 18th October  
2024





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**Overview:** This stunning, fully rebuilt 3-bedroom, 1-bathroom detached home offers the perfect blend of rustic charm and modern comfort. Nestled in a serene countryside setting with far-reaching mountain views, this single-story property boasts 119 m<sup>2</sup> of living space on a sprawling 3719 m<sup>2</sup> plot. Built in 1985, the home has been meticulously updated to ensure excellent condition throughout. **Key Features:** **Spacious Living:** The semi open-plan living room and kitchen create a welcoming atmosphere, perfect for family gatherings and entertaining. **Outdoor Oasis:** Enjoy a private pool area with a chlorine pool, an outdoor dining space, and a covered, private terrace. Ideal for summer relaxation and alfresco dining. **Modern Comforts:** The home is equipped with air conditioning, a large log burner with an oven, and a gas boiler, ensuring comfort in all seasons. **Well-Equipped Kitchen:** The fully fitted kitchen comes with modern white goods and ample space for dining. **Ample Storage:** Benefit from fitted wardrobes, a storeroom underneath the pool, a separate log room, and a garage with a mechanics pit. **Additional Highlights:** **Plot Potential:** The expansive flat plot is a blank canvas, perfect for those looking to personalize their outdoor space or even accommodate horses. **Utilities:** The property has town water with filters, mains electricity, and access to irrigation water. **Parking:** Ample outside parking space for several cars, including a garage. **Location:** Situated in a tranquil countryside locale with far-reaching views, this home offers a peaceful retreat while being close to essential shops and services. Only a 5-minute drive to the nearby amenities of La Trocha, offering both seclusion and convenience. This exceptional property, with its superb craftsmanship and immediate availability, is ready for you to move in and start enjoying the idyllic country lifestyle. Don't miss out on the opportunity to own this charming home with all its unique features and endless potential. 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.

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**Features:**