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LW
Estates

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Rustic house in Coín

Reference: R5365672



Bedrooms: 3

Bathrooms: 1

M²: 126

Price: 310,000 €

Status: Sale

Property Type: Rustic house Parking places: by request

Printing day : 31st August
2026





Overview:Country Property If you're looking for the peace of rural living, fertile land, and the sound of water, you've found the right place. This 4,000 m2 estate is a true paradise for countryside lovers. Located in a privileged rural area of Coín, the property features a variety of irrigated crops, including orange, lemon, avocado, and custard apple trees. Its most special boundary is a small stream that brings freshness and a unique atmosphere. The house, full of character and charm, is enjoying a second life. It will be delivered fully renovated (although the photos may still show some final details to be completed). Renovations include: • Brand-new electrical installation • Brand-new kitchen and bathroom • High-quality flooring, doors, and windows With 3 BEDROOMS and 1 BATHROOM, it offers the perfect size for comfortable living. Next to the house, there is a BBQ area and ample space for parking or further outdoor use. Forget difficult dirt tracks: the property has paved access right to the doorstep, allowing you to enjoy the tranquility of the countryside without sacrificing good connectivity. Unlike many rural properties, this home is registered in the Land Registry (Nota Simple), making mortgage financing easier. It is also in the final stage of registration with the local council to ensure full legal compliance. FTN Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), with a maximum general rate of 7%. The taxable base shall be the higher of the purchase price stated in the public deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. Notarial deed and Land Registry registration costs are regulated by official fee schedules under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. Estimated notarial fees range from €500 to €2,000, and Land Registry fees from €250 to €1,500. Administrative agency/gestoría fees (if voluntarily engaged; fees are not regulated): estimated between €300 and €500.Municipal Capital Gains Tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL).Estimated total cost for the buyer: €341.000. This estimate is for guidance purposes only and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer.Real estate agency fees are payable by the seller. FTN

Features: