



## HOUSE 3 BEDROOMS 4 BATHROOMS IN COIN

📍 Coin

REF# R5298730 €570,000

BEDS

3

BATHS

4

BUILT

401 m<sup>2</sup>

PLOT

2241 m<sup>2</sup>

TERRACE

25 m<sup>2</sup>

Country property with house and swimming pool in Coín

Country property located in a natural and peaceful environment, very close to the town centre of Coín, with asphalt access and good connections to services and main roads. A location that allows you to enjoy tranquillity and privacy without giving up real proximity to the town, with the possibility of walking there on a regular basis.

The property is fully fenced and has independent electrical installations.

House

The house is distributed over two levels, with a comfortable and functional layout.

Main floor (158 m<sup>2</sup>):

Large open-plan space combining living room, dining area and kitchen in a single room, plus:

Three bedrooms

Two full bathrooms

One guest toilet

Pantry

It has hot/cold air conditioning.

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# BROMLEY ESTATES

*Marbella*

This floor is designed for everyday living, with spacious and well-connected rooms.

Basement / Garage floor (158 m<sup>2</sup>):

Large space with a guest toilet, currently used as a garage, with capacity for several vehicles and a large storage area.

Due to its size and layout, it is a very versatile space, with ventilation through high windows, suitable for multiple complementary uses such as a leisure area, gym, multipurpose room or workspace, depending on the buyer's needs.

Outdoor area and swimming pool

The property features a pleasant pool area, designed to be enjoyed for most of the year, including:

Swimming pool

Fully equipped outdoor kitchen

Covered porch

Outdoor bathroom

An area independent from the house, ideal for family gatherings and meetings with friends.

Auxiliary buildings and spaces

The property also includes:

Auxiliary building of approximately 27 m<sup>2</sup>, suitable for use as an office, guest studio or any other purpose

Utility room

Auxiliary storage with metal structure

Chicken coop

Two dog kennels

Plot and surroundings

According to the Land Registry, the plot measures 2,241 m<sup>2</sup>. It is well maintained and includes an area dedicated to a vegetable garden, as well as fruit trees in production, such as loquat, mandarin, lemon, orange, avocado and apricot trees, among others.

Water supply and utilities

The property has:

Electricity supply (the basement has industrial electrical installation)

Legalised private well, approximately 100 metres deep

Irrigation water

Water storage tank with a capacity of 27,000 litres

Surfaces and important information

According to the Land Registry:

Built area: 441 m<sup>2</sup>

Plot size: 2,241 m<sup>2</sup>

According to the title deeds:

The deeds state a plot of 3,018 m<sup>2</sup> and an agricultural building of 65 m<sup>2</sup>

The property does not have an AFO

The property is sold in its current condition, with the existing documentation, and is aimed at an informed buyer who values the location, the possibility of walking to town due to its proximity, the built area, privacy and the overall property.

A country property with a house, swimming pool, garage and land, in a quiet area yet very close to the town — a combination that is increasingly rare in Coín.

???? Enquiries including a valid phone number will be given priority.

???? Viewings will be arranged with genuinely interested parties.

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## *Marbella*

