

# BROMLEY ESTATES

*Marbella*



## HOUSE 4 BEDROOMS 2.5 BATHROOMS IN COIN

 Coin

REF# R5356957 €395,000

BEDS

4

BATHS

2.5

BUILT

265 m<sup>2</sup>

PLOT

6037 m<sup>2</sup>

Located just 7 km northwest of Coín (approximately a 12 minute drive), this spacious country property enjoys excellent road access and beautiful open views across the surrounding countryside and mountains. Set on a fully fenced and flat plot, the property offers 360° degree views, a variety of fruit trees, and a highly practical layout, ideal either for families, equestrian use, or those seeking a peaceful rural lifestyle with business potential.

The main house is distributed over two floors and offers flexible accommodation, with the possibility to create two independent living spaces, perfect for guest accommodation or a tourism rental.

On the ground floor, a large covered terrace welcomes you into the home. From here, you enter a generous family kitchen with a central island. A hallway leads to a double bedroom with built-in wardrobes and a family bathroom with a bathtub. To the left, a spacious living room is divided by a charming central arch, creating both a cozy lounge area and a formal dining space, complete with a large log burner.

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From the dining area, a staircase leads to the first floor, which can also be accessed independently from the outside. This level currently offers three bedrooms, a family bathroom with a shower, and a kitchenette, ideal for conversion into a full kitchen, additional bathroom, or dressing room. At the end of the hallway, a lovely terrace provides stunning elevated views of the surrounding landscape.

The property benefits from wooden windows throughout, allowing for plenty of natural light, and also features a traditional Spanish-style courtyard off the living room, complete with a guest cloakroom.

Outside, there is a private swimming pool, ample parking for several vehicles, and a garage that could easily be adapted into additional accommodation, a gym, or a home office. Adjacent to the main house is the original building dating back to 1935, currently used as storage but offering further potential for renovation.

The plot is fully fenced and completely flat, making it ideal for horses or donkeys, and easy to maintain. The property benefits from mains electricity, a private well, and irrigation water during the summer months.

This is a property with tremendous potential, although it does require modernization throughout. Importantly, it is fully registered and has an AFO certificate in place.

Annual running costs are very low, with council tax under €500 per year.

A fantastic opportunity to create a beautiful family home or rural tourism project in a peaceful yet well-connected location.

For further information or to arrange a viewing, please do not hesitate to contact us.

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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.
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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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