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# Villa

Coín



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| Rooms: 3 | Bathrooms: 2 | M²: 211 | Price: 295,000 € |
| Status: Sale | Property Type: Villa | Reference: R5039101 | Publish date: 12.06.25 |

Overview: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 ! 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:

Pool, Air conditioning, None, None, Parking, None