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# Villa

Coín



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| Chambres: 8 | Salles de bains: 4 | M²: 398 | Prix: 749 000 € |
| Statut: Vente | Type de propriété: Villa | Référence: R4908751 | Publish date: 12.06.25 |

Vue d'ensemble:Nestled in a picturesque countryside setting, just 7 kilometres (a 15-minute car drive) northwest of the charming village of Coín, this exquisite country estate offers a unique blend of rustic charm and modern amenities. Accessible via good roads, the last 2 kilometres transition into a quaint country lane (with some potholes), providing a true escape into nature. Set on a sprawling 11,000m2 fully fenced plot, the estate boasts: 1. Main House: - Two inviting living rooms, each with its own fireplace. - Three bedrooms, including: - A master bedroom with dressing room. - A versatile bedroom currently used as an office. - A family bathroom. - Central heating throughout (powered by a pellet burner in the garage). - Air conditioning for year-round comfort. 2. Guest House: - Fully equipped kitchen. - Cozy living room. - Two bedrooms. - Bathroom with shower. - A large open rooftop terrace with breathtaking 360º views. 3 & 4 Wooden Cabins: 3. Two-Bedroom Cabin: Located at the bottom of the plot, featuring two bedrooms and a bathroom, kitchen and living room. 4 . Poolside Cabin: An open-plan studio design with a private bathroom, perfect for guest accommodation or relaxation. Outdoor Features: - A saltwater swimming pool set in a secluded and private area offering 100% privacy. - Expansive terraces and a shaded barbecue area with a traditional bread oven. - Lush mature vegetation, including a variety of fruit and ornamental trees. - Irrigation water access, complemented by a private well for reliable water supply. Additional Amenities: - Automatic entrance gates for convenience and security. - A spacious garage with room for a vehicle and ample storage. - Gently sloping yet primarily flat terrain, ideal for various outdoor activities. Originally built in

1950, the property has been thoughtfully maintained and upgraded to provide modern comforts while retaining its authentic charm. This estate offers a perfect retreat for those seeking privacy, tranquillity, and a taste of the idyllic countryside lifestyle. Please note: The white dome on the property is not included in the sale. 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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Caractéristiques:

Piscine, Climatisation, None, None