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Maison rustique

Coín



Chambres: 3	Salles de bains: 1	M²: 126	Prix: 310 000 €
Statut: Vente	Type de propriété: Maison rustique	Référence: R5365672	Publish date: 13.06.26

Vue d'ensemble: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. The price includes agency fees and VAT (paid by the seller). Buyer costs are not included: Property Transfer Tax (ITP – general rate 7%, reduced rates of 3.5%, 1.2% or 1% depending on the buyer's profile), Notary, Land Registry, and administrative fees. Call now to arrange your viewing! FTN

Caractéristiques: