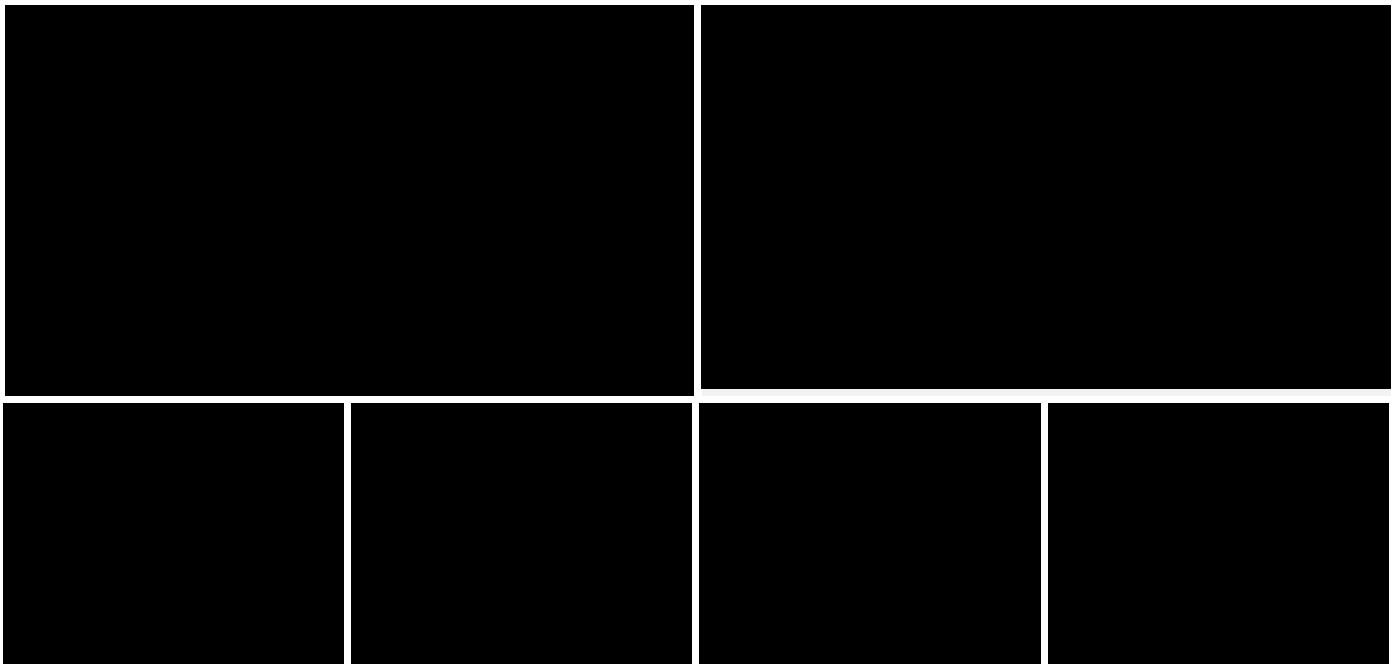


HOUSE 2 BEDROOMS 1 BATHROOM IN COÍN

Coín

REF# R5184334 – 279.000€

2	1	96 m²	2600 m²
Beds	Baths	Built	Plot

- PLEASE NOTE THE ABOVE GROUND POOL HAS BEEN REMOVED AND ISN'T INCLUDED AS PART OF THE SALE - Charming and very well-presented country cottage located 8 km (about an 18 minute drive) northwest of Coín, with excellent road access, tarmac all the way except for the last 200 m of solid dirt track. Set in a lush and peaceful area by the Río Grande, the 2,600 m² plot is planted with around 26 mature pecan trees, offering plenty of shade and a truly idyllic atmosphere. The single-storey house of 96m2 (interior 68 m²) features: • Open-plan kitchen and living room with large log burner and air conditioning • Two double bedrooms • Bathroom with shower Outside, there's a covered terrace, a summer kitchen area, ample parking and motorised entrance gates. (Please note: the above-ground pool has been removed and some furnishings differ from the photos). The property benefits from mains electricity, and its own private well with recently tested drinking-quality water, shared only with one neighbor. The plot is fully fenced and gently sloping. Fully registered, with AFO certificate applied for, this is a fantastic opportunity, ideal as a permanent home, a countryside retreat, or a rental investment. Viewings are highly recommended, properties like this don't stay on the market for long! ABOUT COIN The vibrant town of Coin is a beauty with plenty of history and sights. As you arrive, you will drive through fields of orchards, oranges, lemons, olives, almonds and forests such as Alpujata, La Fuente, El Charco del Infierno and La Albuquera. You will feel a world away from civilisation and indeed Coín is referred to as the town of three

hundred orchards. Coín has a rich history having been occupied by the Romans, when the town was known as Lacibis, then later as La Cobin, in the 1st century B.C. There are many lovely squares, known as Plazas, where you can relax with a coffee, listen to the fountains and watch the world go by. Try Plaza de la Via or Plaza Alameda. When occupied by the Moors, Coín was known as Dacuan and was an important town in the region. Although Coín's economy has largely relied on agriculture, it also has been a producer of marble and ceramics, perhaps you have heard the term 'green Coín'? Coin is located 36km south-west of Málaga, at an altitude of 210 metres above sea level overlooking the stunning Guadalhorce Valle. The climate has mild winters and hot summers and more than a third of the days of the year are sunny. Its municipality has an area of 128.4 km2 and welcomes its almost 22,000 inhabitants, who receive the name of coineños or coínos. 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.





