



## Willa w Coín

Coín

€ 429.500

 Typ:	<b>villa</b>	 Powierzchnia:	<b>154 m2</b>
 Taras:	<b>0 m2</b>	 Liczba łazienek:	<b>2</b>
 Liczba sypialni:	<b>2</b>	 Garaż:	<b>Tak</b>
 Basen:	<b>Tak</b>	 Działka:	<b>474 m²</b>
 Klimatyzacja:	<b>Tak</b>	 Telewizja:	<b>Nie</b>
 Blisko pól golfowych:	<b>Nie</b>	 Wi-Fi:	<b>Tak</b>

Just reduced by €30,000. Owner open to sensible offers.

Detached villa built on one level, in a sought-after and well-maintained community in the heart of Coin. Lovely villa with numerous extra features and stunning panoramic mountain views. A short stroll to shops and amenities, including supermarkets.

The front of the house has a conservatory, with an electric awning overlooking the swimming pool and panoramic view. Great space for the winter months, maximising the sunshine and light.

The open-plan living and kitchen area are a good size and in excellent condition. A large, modern, fully-fitted kitchen with a built-in oven, hob and dishwasher. The lounge is tastefully decorated with a wood-burner and hot and cold air-conditioning. The current owner has also installed underfloor heating throughout the entire property.

The living area opens onto 2 spacious bedrooms with fitted wardrobes and 2 bathrooms/shower rooms. The master bedroom has an en-suite bathroom, and there is access to a separate bathroom for guests. Hot and cold air-conditioning is installed in both bedrooms.

The house layout would suit anyone with mobility issues. There is a separate entrance to the rear of the property for extra parking, and a flat area leads to doors and entry through the master bedroom.

Outside is an easily-maintained garden with terraces. A private salt-water swimming pool, a seated covered area, a shower and a separate W/C. To the left of the house is a space for barbequing, and to the right are mature fruit trees and a walkway to the extra parking, with a gated entry. Entrance to a storage room at the rear of the property, containing a water softening system.

The property also includes a private garage.

- South-facing orientation
- Underfloor heating throughout
- New roof (2018) with extra insulation
- Part-furnished
- Salt water swimming pool
- Water softening system
- Town water supply

The property has a central location in Coin; it's easy to walk to any part of the town, cycle or drive; the town has dedicated cycle paths. La Trocha Shopping Centre is a 10-minute walk, home to lots of different businesses, including a large Carrefour supermarket. A 5-minute walk in the other direction will take you to El Rodeo, with a choice of different restaurants and cafes. The town has several other supermarkets, including Mercadona, Aldi and Lidl, banks, pharmacies, good schools and a large medical centre. Coin has a friendly and happy atmosphere.

- Excellent transport links
- Public transport services
- 20 minutes to Malaga Airport
- 25 minutes to central Malaga
- 30 minutes to Marbella
- 30 minutes to Fuengirola



**Katarzyna  
Zielińska**

*Real Estate Advisor*

[kate@dreamproperty.es](mailto:kate@dreamproperty.es)  
+34 607 58 84 31



**Tatiana Pekala**  
*Founder & CEO*

[tatiana@dreamproperty.es](mailto:tatiana@dreamproperty.es)  
+34 699 15 88 77



**Klaudia Rakoczy**  
*Real Estate Advisor*

[info@dreamproperty.es](mailto:info@dreamproperty.es)  
+34 673 73 42 11



**Kasia Kołodziejska**  
*Real Estate Advisor*

[kasia@dreamproperty.es](mailto:kasia@dreamproperty.es)  
+34 663 53 33 99

