



Detached Villa in Coín

Coín

€ 459.000

Estate type:	villa	Area:	154 m²
Terrace:	0 m²	Number of bathrooms:	2
Number of bedrooms:	2	Garage:	Yes
Pool:	Yes	Plot:	474 m²
Air conditioning:	Yes	Television:	No
Close to golf courses:	No	Wi-Fi:	Yes

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



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