(+34) 951 621 899

info@marbellastarhomes.com

Rustic house

Coín



Rooms: 3 | Bathrooms: 1 | M²: 192 | Price: 310,000 €

Status: Sale | Property Type: Rustic house | Reference: R5354044 | Publish date: 01.06.26

Overview:Country House If you are looking for the peace of the countryside, fertile land, and the soothing sound of water, you have come to the right place. This 4,000 m2 estate is a paradise for nature lovers. Located in a privileged rural area of Coín, the property features a variety of irrigated fruit trees, including orange, lemon, avocado, and custard apple trees. Its most unique feature is a small stream bordering the land, providing a fresh and incomparable atmosphere. The Property: The house, full of character and tradition, is currently enjoying a "second youth." It will be delivered fully renovated (although the photos show the final touches currently being polished). The renovation includes: • Brand new electrical installation. • Brand new kitchen and bathroom. • High-quality flooring, doors, and windows. With 3 bedrooms and 1 bathroom, it is the perfect size for a comfortable lifestyle. Adjacent to the house, you will find a BBQ area and a spacious plot, ideal if you wish to add a swimming pool, parking area, or more. Forget about difficult dirt tracks: you can enjoy the tranquility of the countryside with paved access right to your front door, ensuring excellent connectivity. Unlike many rural properties, this home is

registered in the "Nota Simple," which facilitates access to mortgage financing. Furthermore, it is in the final stages of municipal registration to ensure full legal compliance. The price includes agency fees and VAT (borne by the seller). It does not include buyer costs: Transfer Tax (ITP - general rate of 7%; reduced rates of 3.5%, 1.2%, or 1% depending on the buyer's profile), Notary fees, Property Registry, and administrative costs (Gestoría). Call now to book your viewing! FTN

Features: