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DREAM HOUSE MARBELLA

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Villa

Coín



Rooms: 4 | Bathrooms: 3 | M²: 200 | Price: 499,000 €

Status: Sale | Property Type: Villa | Reference: R4081195 | Publish date: 12.05.23

Overview:An extremely well-presented modern villa located on a sought-after urbanisation, offering very good access and just a short drive to the towns of Coín and Alhaurín el Grande. Perched on the south side of the urbanisation, on a fully landscaped plot of 600m2, with far reaching views across the countryside towards Sierra de Mijas, a perfect location for those wishing a quiet location with easy access to all the local facilities. The villa is distributed over two floors. You enter into the main hallway, with ample light and high ceilings. Floor to ceiling patio doors welcome you out onto the covered terrace where you have a lovely dining area overlooking the pool. To the right there is a modern fully fitter kitchen with breakfast bar. Wherever you look, you have stunning views of the local landscape. Next to the kitchen is the first of four bedrooms and a lovely fitted shower room. A large living room with feature fireplace and ample space for a dining table is flooded with an abundance of light with direct access onto the covered terrace. From the entrance hall, a contemporary glass staircase leads you upstairs where again you will find floor to ceiling windows and another covered terrace. There are two good size double bedrooms and another family bathroom situated here. Also, to note, there is a spacious master bedroom with ensuite and a large walk in wardrobe. As you lie on the bed, you have far reaching views across the countryside. I can´t imagine a better view to wake up to. Outside the property is fully landscaped, low maintenance garden and a pool with a view. To the front of the property there is a large carport with ample parking for two vehicles. To the right of this, a beautiful mature garden offering shade on those wonderful sunny days. The villa was built in 2013 and boast modern fixtures and fitting throughout such as solar water heating. Other facilities to note are hot cold air conditioning and access to the community water. Viewings highly recommended. 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.

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