

## Villa

Coín



Rooms: 3

Bathrooms: 0

M²: 422

Price: 549,950 €

Status: Sale

Property Type: Villa

Reference: R4140775

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Overview: Reduced in price to archive a quick sale! A stunning Finca with a lucrative rural holiday/glamping/Air B&B business consisting of, main house, large cabin and four smaller cabins. Located in a privileged position, elevated above a river with private gated access to a nature trail, 5 minutes to the centre of Coín, 25 minutes from Malaga, 30 minutes to Marbella, 35 minutes to Fuengirola, and 35 minutes to the lakes of Ardales, the perfect location for your guests to explore Andalucía. 6429m2 plot, set amongst lush vegetation, tall trees and the sound of a river running nearby, this business with direct access to the river walk paths is ready for the next owners to hit the ground running. The property consists of five units plus the main residence, distributed as follows: The main residence. A two-story house with covered terrace and views of the surrounding countryside. You enter the property directly into a large semi open plan space consisting of living room with direct access onto a terrace, fully fitted kitchen with separate breakfast and dining area, with pellet burner connected to a central heating system and another large log burner. Situated off the kitchen you will find the guest WC and a utility room. A spiral staircase leads you down to the next floor where you will find three bedrooms, with a jack and jill shower room, the master suit boasting a large ensuite with bath and shower with access onto a private terrace. The main house also has another floor below where you will find a second utility room and storerooms. Outside there is covered parking with space for two cars. As you follow the track beyond the house, roughly 100 meters, you will find the first three cabins

situated amongst the vegetation on the left-hand side, to the right there are various levels leading down to the riverbed, and here the fourth glamping pod is situated. There is also a platform to erect a bell tent. Continue along the track and located on the left is a beautifully constructed shelter, perfect for relaxing on those warm summer evenings. At the end of the track is the largest cabin with an outdoor kitchen and living area, inside you will find a spacious living room currently used as a bedroom with two further bedrooms situated off this space. Outside is a large pool area overlooking a Yoga platform offering spiritual bliss. This has the capacity to be converted into a badminton court or even a basketball court. Beneath the pool, a large pump room, WC and storeroom. The gardens are lush with various fruit trees. As you enter this area, you feel like you are entering another world. The current owners have been using this space as a spiritual yoga retreat. With its rustic charm, it is clear to see why enthusiasts visit. This business is perfect for those wishing to relocate to Spain. As the property is valued over €500k, it would mean you would be granted a Golden Visa for residency.

**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 Albuquerque. 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 km<sup>2</sup> and welcomes its almost 22,000 inhabitants, who receive the name of coineños or coínos

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11. Amounts quoted are exclusive of Tax if applicable.

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#### Features:

Pool, Air conditioning