

## Вилла

Coín



Комнат: 7

Ванных: 4

M²: 275

Цена: 599 000 €

Статус: Продажа

Тип недвижимости: Вилла Референция: R4053904

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Описание: This stunning luxurious villa, built in 2004, has it all. Situated on a large double plot of 1211m<sup>2</sup>, located on one of the most sought-after Urbanisations of Las Delicias, just a short drive to Coín, Alhaurín el Grande and Alhaurín Golf, where you will find an excellent selection of restaurants and shops. With far reaching views towards Sierra de Mijas, it's difficult to find a better location to enjoy the Andalucian lifestyle. Set within the heart of the urbanisation, you approach the property through wrought iron electric gates. To the left, a driveway leads down to the garage situated beneath the property. From the pedestrian gate, you walk through the landscaped front garden to the main entrance. Here you will find large glass double doors welcoming you into the inner hall of the property. To the left, a spacious fully fitted kitchen with island, large American style fridge freezer, two ovens, integrated microwave, electric hob and direct access onto an enclosed terrace, perfect for those chilly winter evenings. To the right you will find the first of seven bedrooms, currently used as a study. Follow through and you enter the heart of the home, a spacious living room with ample space for dining, feature fireplace and decorative covings add much character. Floor to ceiling windows flood this room with ample light. Patio doors lead out to a large, covered terrace with views across the pool and to Sierra de Mijas beyond. To the right as you enter, you will find the first of four bathrooms. Stairs lead you up to the first floor. Here we have four bedrooms, the master bedroom boasting a fully fitted en-suite, built in wardrobes and a private terrace with far reaching views, a good spot to enjoy your morning

coffee. Two further bedrooms have Juliette balconies and built-in wardrobes. A family shower room can also be found on this floor. Leading down the stairs from the living room, you have direct access to a large garage with parking for two or three cars. The current owners have also set up a utility area here. There is scope to separate this space from the garage to have an independent utility room should you wish to do so. Furthermore, this home has an independent two-bedroom apartment with open plan living accessed through a large glass door allowing ample light to enter this space, two bedrooms, spacious bathroom with direct access to the pool area, store room and sauna. Other features include hot cold air conditioning, electric panel heaters, high ceilings and video security. If you enjoy outdoor living, then this home has it all. With large, covered terraces, fully fitted BBQ area, jacuzzi, a 56m<sup>2</sup> heated pool and outdoor shower, there's no place I'd rather be enjoying those summer days. The garden wraps around the property, is fully landscaped and low maintenance giving you the feeling of peace and tranquillity. 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 km<sup>2</sup> 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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Особенности:

Бассейн, Кондиционирование, None, None, None, Parking, None, None, None