

## 3 bedroom Country House for sale in Coin, Málaga

460,000€



Modern, Villa Style Finca situated in a secluded, but not remote, area with good access and only 5 minutes from the Shopping Centre of La Trocha.

The House is distributed over 2 floors as follows:

Ground floor: Hardwood wooden entrance doors to large entrance hall, a large storage room with possibility to convert into 4th bedroom (built as such), living room with cassette fireplace, feature ceiling lighting and access to large covered terrace no. 1, fully equipped kitchen with access to covered terrace no. 2, and a well appointed family bathroom that would also serve the 4th bedroom if required.

First floor: office/ reading area on landing, 3 large bedrooms with fitted wardrobes, including 2 with direct access to covered terrace no.3. Family bathroom. Covered terrace with panoramic views of the countryside, mountains and surrounding areas. This terrace has direct access from the parking area

Exterior: Large covered terraces and seating areas, swimming pool surrounded by sunny terraces with panoramic mountain views.

Fully fenced plot with easily maintained gardens, ecologic septic tank and town water. Internet.

General: Property benefits from a high level of interior design and quality internal finishes throughout. Plot on two levels which are both flat and easily maintained.

Total built size 343,18m<sup>2</sup>. Pool 42,25m<sup>2</sup>. Plot 4.291m<sup>2</sup>.

IBI 899€ per year. Rubbish 45€ per year.

Year of construction 2004.

- |   |  |   |
|---|--|---|
| 3 bedrooms  | 2 bathrooms  | 343m <sup>2</sup> Build size                                  |
| 4,291m <sup>2</sup> Plot size                           | <input checked="" type="checkbox"/> Swimming Pool    | <input checked="" type="checkbox"/> spacious accommodation    |
| <input checked="" type="checkbox"/> quiet location      | <input checked="" type="checkbox"/> large store room | <input checked="" type="checkbox"/> fitted kitchen            |
| <input checked="" type="checkbox"/> fireplace           | <input checked="" type="checkbox"/> beautiful garden | <input checked="" type="checkbox"/> easily maintained gardens |
| <input checked="" type="checkbox"/> garden              | <input checked="" type="checkbox"/> terrace          | <input checked="" type="checkbox"/> various terraces          |
| <input checked="" type="checkbox"/> sunny terraces      | <input checked="" type="checkbox"/> parking          | <input checked="" type="checkbox"/> private pool              |
| <input checked="" type="checkbox"/> satellite tv        | <input checked="" type="checkbox"/> fitted wardrobes | <input checked="" type="checkbox"/> countryside               |
| <input checked="" type="checkbox"/> garden & pool views | <input checked="" type="checkbox"/> mountain views   | <input checked="" type="checkbox"/> countryside views         |

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