

## 5 bedroom Villa for sale in Coin, Málaga

595,000€













This beautiful, spacious villa is located in the sought-after area of El Rodeo, set on a generous 1000 m<sup>2</sup> plot with a total construction size of 251 m<sup>2</sup>, split over three levels, top floors (3 beds, 2 baths), ground floor (2 beds, kitchen and living areas) and sotano (workshop, garage and storage room). This home offers ample space for both relaxing and entertaining.

The open-plan living space is spread across two floors, featuring a conservatory that allows natural light to flood in. The villa's orientation is south-facing, ensuring plenty of sunlight throughout the day, while offering far-reaching views across the surrounding countryside and mountains. These stunning vistas can be enjoyed from the roof terrace and throughout the garden.

The property is in excellent condition and benefits from modern amenities, including air conditioning throughout and a cozy log burner for winter months. Four of the five bedrooms have fitted wardrobes, the master bedroom was built as a studio without wardrobes, though there is plenty of space to build fitted ones.

Outside, you'll find a beautifully maintained, easy-care garden with mature vegetation that provides ample shade. The highlight of the outdoor space is the large 10m x 7m heated swimming pool at the widest point, perfect for year-round use. There is also a covered barbecue area adorned with bignonia, making it ideal for outdoor dining and entertaining.

Practical features include a utility room, a storage room, a workshop, a garage with a mechanics inspection pit, and a carport. The property also comes with a fully fitted kitchen that includes an American style fridge freezer with unlimited filtered drinking water, a gas hob and double oven. Some furniture may be available by negotiation.

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|--|---|--|
|  5 bedrooms                    |  3 bathrooms   |  251m <sup>2</sup> Build size |
|  1,000m <sup>2</sup> Plot size |  Swimming Pool |  air conditioning             |
|  fireplace                     |  garden        |  private pool                 |
|  mountain views                |   |  |



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