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## CASA 3 DORMITORIOS 2 BAÑOS IN COÍN

📍 Coín

REF# V3047320 **445.000 €**

DORM.	BAÑOS	CONS.	PARCELA	TERRACE
3	2	301 m <sup>2</sup>	17847 m <sup>2</sup>	166 m <sup>2</sup>

Finca with AFO!!

Finca located on a wonderful plot with breathtaking panoramic views, abundant water and hundreds of fruit trees, between mangoes, avocados, mandarins, oranges, lichis, figs, and also olive groves.

The house was fully rebuilt and modernized in 2008 and is distributed on one floor as follows:

Living room with fireplace and access to the front porch, dining area, open and fully equipped high quality kitchen with access to the side porch. There are 3 bedrooms and 2 bathrooms. The master bedroom has an en suite bathroom with Jacuzzi, dressing room and access to the side porch. One of the 3 bedrooms is currently used as an office. There is also a laundry/workshop room and a pantry.

On 2 sides there are very beautiful pergolas with tables and seating areas from where you can appreciate the panoramic views of the mountains.



Property in very good condition with central air conditioning and double glazed windows.

Outside: The house is surrounded by an easily maintained garden, a big terrace and a spacious parking area. In the pool area there is a storage room that can be converted into a studio with panoramic views.

There is an abt.500m<sup>2</sup> lake for the irrigation, that is also used as a pool with adjacent 30m<sup>2</sup> cover terrace. Additionally there is a water reservoir of about 140 m<sup>3</sup> with storage room for garden tools. This water comes from a community well and serves for irrigation of the about 800 mango trees, 15/20 avocados, 60/70 olives trees etc.by a well developed drip irrigation system.

There is also potable water for the house.

The access is asphalted and at the entrance of the Finca there is an automatic gate and a private and very elegant asphalted driveway.

**AFO CERTIFICATE ON PLACE!!**

Plot completely fenced with 17.847m<sup>2</sup>. Total built size 301,92m<sup>2</sup>. Living area 144,53m<sup>2</sup>. Porches 116,62m<sup>2</sup>. Warehouses 40,77m<sup>2</sup>. Pool 22.54m<sup>2</sup>. Water tank with 48,97m<sup>2</sup>. Water pool with 387,52m<sup>2</sup>. Year of construction 1999. Year of Rebuild and modernization 2008.

Distances:

Center Coin 1.7km.

Alhaurín el Grande 9km.

Marbella 26km.

Beach in Fuengirola 28km.

Malaga Airport 34km.





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