



## FINCA - CORTIJO 3 LOŽNICE

📍 Coín

**REF# R4704373 – 329.000€**

IBI

365 €/YEAR

Garbage

65 €/YEAR



3

Ložnice



1

Koupelny



90 m<sup>2</sup>

Built



6037 m<sup>2</sup>

Plot

Quaint 3 bedroom country house located 3km (a 10 minute car drive) north of the shopping center La Trocha in Coín, offering privacy and panoramic views.

The road access is via a country track, but it's in relatively good condition.

The house (90m<sup>2</sup>) is distributed over one floor and offers 3 bedrooms, a bathroom, a living room with log burner, a kitchen and a terrace that has been enclosed and could be converted into a formal dining room. Outside is a private 8x4 pool surrounded by a hedge and several palm trees offering complete privacy, a summer kitchenette, a WC and a small garage with additional storage next to it.

The plot of just over 6.000m<sup>2</sup> is fully fenced and is ideal for horses. There are two good size storage rooms located at the bottom of the plot that could be converted into stables. There is also a second entrance gate for vehicles too.

The property is connected to mains electricity, it has a private well, town water and irrigation water.

Please note that the property does require modernization.

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.
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