



## TOWNHOUSE WITH 3 BEDROOMS

📍 Coín

**REF# R4886398 – 295.000€**

IBI

470 €/YEAR

Community

720 €/YEAR



3  
Beds



2.5  
Baths



213 m<sup>2</sup>  
Built

Discover a rare find in the heart of Coín, Andalusia. This spacious and meticulously maintained four storey townhouse, built in 2005, is completely turnkey and ready for you to move in. Offering a perfect blend of comfort, convenience, and captivating views, this 213 m<sup>2</sup> property (with 173 m<sup>2</sup> of internal living space) is

situated on a quiet street near El Rodeo, Coín, providing a peaceful retreat with easy access to everything you need. Property Highlights:

**Bedrooms & Bathrooms:** 3 bedrooms, two with built-in wardrobes, 2 bathrooms (including a private en-suite in the master), plus an additional WC.

**Living Spaces:** Enjoy a bright, airy living room with a private terrace that seamlessly connects with the fully-fitted kitchen, designed with both functionality and style in mind.

**Outdoor Spaces:** Step out onto a private terrace with stunning views toward Alhaurin El Grande and the picturesque countryside. A charming rear courtyard includes an outdoor kitchen area, ideal for al fresco dining and entertaining.

**Amenities:** Integrated air conditioning throughout, access to a refreshing community pool, and a private, easy-to-maintain courtyard.

**Additional Features:** Large garage with additional street parking, a generous basement for storage or a potential additional living space, and reliable town water connection with electric water heating.

This property is now ready for immediate occupancy.

#### Location Benefits:

Located near local schools and within walking distance to a variety of cafes, bars, restaurants, and essential facilities, including the La Trocha shopping centre. This property ensures you'll always be close to the essentials. Public transportation is easily accessible, allowing convenient travel within Coín and beyond.

#### Orientation & Condition:

Oriented to the east, the townhouse is flooded with morning sunlight, creating a warm and inviting atmosphere. This home is available unfurnished, giving you the perfect canvas to make it your own while being completely ready for you to move in.

Whether you're seeking a family residence or a spacious second home, this well-equipped, townhouse offers a balance of modern comfort and traditional Andalusian charm.

Don't miss this opportunity! Contact us today to schedule a viewing and experience the lifestyle this property offers.

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.
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