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COÍN

■■■■■■■■ ■ Coín

375 000 €

■■■■■■■■ R4993141

5	3	357 m²
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[redacted]

Nestled in the heart of the town of Coín, this stunning Andalusian-style townhouse offers a rare blend of traditional charm and spacious living. Located just off a picturesque square, the property boasts authentic architectural details, high ceilings, and multiple outdoor spaces, making it an exceptional opportunity for those seeking a unique home with plenty of potential. Spread over three floors, the home currently features five bedrooms and three bathrooms, with ample space to create additional rooms as needed. Ground Floor: -Step into a grand entrance hall that immediately sets the tone with its traditional Andalusian charm. - A spacious reception area leads to an indoor patio, beautifully adorned with authentic wall tiles, a true highlight of the home. - To the right, a sitting room (which could easily be converted into a sixth bedroom). - A large living room with a fireplace, offering plenty of natural light and a warm atmosphere. - A kitchen located at the back of the patio, with an adjoining utility/storage room housing a large underground water deposit tank. - A small bathroom and a secondary staircase providing access to the upper floors. First Floor: - The marble staircase, open to the top of the house, creates a striking feature as it leads to the bedroom level. Five bedrooms, including: - Two double bedrooms - Two single bedrooms, which could easily be combined into a larger room - A former library, which has previously been used as a bedroom - A family bathroom - The master bedroom stands out with two French patio doors opening onto Juliet balconies, allowing in an abundance of natural light. Second Floor: - A vast open-plan space with vaulted ceilings and plenty of natural light, offering the potential to create two or three additional bedrooms. - A separate large room, ideal for converting into a kitchenette and living area, perfect for a guest suite or secondary living space. - A private roof terrace, providing a serene retreat with views over the village. A Home with Endless Possibilities With its authentic Andalusian character, high ceilings, and spacious interiors, this property offers an incredible opportunity to customize and enhance to suit your needs. Whether as a large family home, boutique guesthouse, or investment project, this townhouse holds immense potential in an enchanting village setting. This property presents a fantastic opportunity for those looking to add their own touch. While it boasts a solid and well-built structure, it does require modernization throughout to reach its full potential. It also offers solar pannels for the heating of the hot water. Although the property does not have private parking, there is the option of renting a parking space within approx.. 200 meters of the property for approximately €60 per month, providing a convenient solution for residents. 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. 11. Amounts quoted are exclusive of Tax if applicable.

[redacted]

[redacted]	R4993141	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	375 000 €
[redacted]	5	[redacted]	3
[redacted]	357 m²	[redacted]	–
[redacted]	–	[redacted]	[redacted]

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