

for sale

Country House For Sale

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Price: €164,500  
Bedrooms: 3  
Bathrooms: 2  
M2 Living: 112<sup>2</sup>  
M2 Plot: -  
M2 Terrace: -  
Address: Coín, Málaga

### LARGE TOWNHOUSE IN EL RODEO

In the Guadalhorce Valley, in the municipality of Coín, about 33 km west of the provincial capital and about 30 north of Marbella, is this spacious duplex.

The property is located in an area known as "El Rodeo", a neighborhood straddling the historic center and the La Trocha Shopping Center. A widening area of the municipality that has all kinds of shops within easy reach and one step from the exit to the road that connects with Malaga (15-20 min) and Marbella (25-30 min).

The house (90 m2 plot and 221 m2 built) consists of a house of three floors distributed internally as follows: the house is accessed to the ground floor (57m2) from the public road by a private terrace porch, from the that you access the hall, living room, kitchen, toilet, a covered terrace (which could well be used as a guest bedroom, office or play area or study for the youngest of the house) and a staircase that connects with the first floor and the semi-basement floor; On the first floor (52m2) there are three bedrooms, two of them with a balcony and panoramic views and a full bathroom; in the semi-basement floor (48m2) there is a storage room which, as seen in the photos, is conditioned for the recreation of the house (it could be an independent exterior entrance and even operate autonomously). In addition, a private garage (57m2) with two parking spaces is also part of the property and could be connected to the previously described storage room.

The orientation of the house is Northwest.

The house is fully habitable and in perfect condition to enter to live. It has air conditioning in the living room and in the master bedroom.

It is sold unfurnished, except for the kitchen that is sold furnished.