



# Villa for sale in Coín

575,000 €

Reference: R5012299 Bedrooms: 3 Bathrooms: 2 Plot Size: 15,738m<sup>2</sup> Build Size: 120m<sup>2</sup>





## Malaga Inland, Coín

Nestled in the picturesque and tranquil area close to Barranco Blanco, between the towns of Alhaurín el Grande and Coín, this charming country property offers the perfect blend of natural beauty, privacy, and agricultural potential.

Set on over 15,000m<sup>2</sup> of flat, fertile land, this 3 bedroom, 2 bathroom country house is surrounded by lush greenery and enjoys a stunning location at the bottom of a scenic gorge. The access is via a well-maintained country lane that winds through pine forests.

The property boasts a productive avocado farm, currently home to 180 mature avocado trees, yielding approximately 22,000 kg annually, equating to around €20,000/year. In addition, 300 new avocado trees were planted last year, expected to reach full production within 4 years, adding even more future value. The land also features an advanced, newly installed irrigation and fertili-zation system, ensuring efficient management of the plantation.

Included in the sale is all necessary orchard equipment, making it easy for new owners to step into a fully operational agricultural business. The property also benefits from two wells (one communal and one private), and mains electricity. According to the current owner, water has never been an issue in this lush and fertile area.

The house itself is a single-level home, measuring 120 m<sup>2</sup>, and features a spacious open-plan liv-ing room and kitchen, 3 bedrooms, and 2 bathrooms. While the interior would benefit from some modernization, it offers solid potential to create a comfortable countryside retreat. Outside, you&apos;ll find a private pool, plenty of parking and a large water storage tank, and the entire plot is fully fenced.

Whether you&apos;re seeking a peaceful rural lifestyle or an opportunity to run a productive agricultural business with room to grow, this property ticks all the boxes. The current caretaker is also happy to continue maintaining the land, should the new owner wish.

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10. Any refer-ence 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.



## Features:

### Features

Private Terrace

### Views

Mountain

Country

Garden

### Pool

Private

### Garden

Private

### Category

Resale

### Orientation

South

### Setting

Country

Close To Forest

### Furniture

Optional

### Parking

Private

Open

More Than One

### Climate Control

Fireplace

### Condition

Good

Renovation Required

### Kitchen

Fully Fitted

### Utilities

Electricity