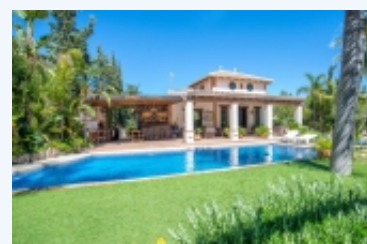


# # PHO2115, BEAUTIFUL VILLA ON A LARGE PRIVATE COUNTRYSIDE ESTATE WITH POOL, EQUESTRIAN FACILITIES, SEPARATE GUEST HOUSE AND OUTBUILDINGS FOR CONVERSION - A UNIQUE OPPORTUNITY!

For sale. € 1,495,000



## Coín, Spain

Large Countryside Estate with Stunning Views, Private Woodlands and 3 Water Wells, Main Villa - 4 Bedroom, 2 Bathroom, Guest House - 1 bedroom, Swimming Pool, Outdoor Kitchen/Barbecue/Bar, Equestrian Facilities (License for over 5 Horses) and Outbuildings for Conversion.

This beautiful estate is situated between the Andalusian white villages of Coín and Guaro on no less than 4 connected plots with a total surface area of approximately 50,000 m<sup>2</sup> offering stunning views, private woodlands, water wells. On the estate you will find a fantastic family home surrounded by outbuildings including a self-contained guest house and everything you may need if you want to keep horses. The property has a license for over 5 horses, stables and a training area so in conjunction with already completed guest accommodation plus outbuildings for conversion this stunning estate could be an ideal purchase for those wishing to run their own business. Main Villa: 150 m<sup>2</sup> - Built across one level in a traditional style and consists of a large living/dining room, high ceilings and fireplace, a fully fitted kitchen, a laundry room, 4 bedrooms and 2 bathrooms. The villa opens out to a generous covered porch overlooking the swimming pool area with a large outdoor bar/kitchen/barbecue and bathroom, perfect for meals al fresco and entertaining.

Guest House: 40 m<sup>2</sup> self-contained and fully private with kitchen, bedroom and bathroom. Equestrian Facilities: Opposite the swimming pool area, there are 4 horse stables and a 28 m<sup>2</sup> tack room for saddles and harnesses. A schooling arena for the horses can be found at the bottom of the hill plus another area for horses at the top. The estate has a license to keep over 5 horses. Outbuildings: 70 m<sup>2</sup> warehouse situated on the hilltop with stunning views with potential to be converted into another guest house. A 65 m<sup>2</sup> construction, still to be finished with the foundations and the lower floor complete. Estate Highlights: 50,000 m<sup>2</sup> plot with business potential in a peaceful and calm setting, ideal for keeping horses or managing a B&B. Beautiful sub-tropical plantings, private pool, outdoor entertaining area, sun terrace and lawn garden. Private woodlands with lanes to go walking/riding, three private water wells and stunning 360-degree views of the valley. Completely private estate with easy access via entrance gates on two sides and just 5 minutes' drive to the centre of both Coín and Guaro. Marbella, Malaga, the airport and the beach can also be easily reached within a 30 minutes' drive.

### BASE INFORMATION:

Bed : 5  
Bath : 4

### LAND INFORMATION:

Square feet : 150  
Lot Size : 50000

### BUILDING INFORMATION:

Number of Floors : 1

### CONVENIENCE:

**Energy Savings Amenities:** Fireplace,  
**Exterior Amenities:** Swimming Pool, Covered Patio,

### NEIGHBORHOOD:

Super market : 5 minutes by Car  
Cinema : 5 minutes by Car  
Beach : 30 minutes by Car  
Airport : 30 minutes by Car  
Shopping center : 5 minutes by Car