



## 3 soverom Forretningseiendom til salgs i Coin, Málaga

597.000€



This has potential for use as a Rural B&B Wellness/ Yoga centre to generate an income. Subject to obtaining the relevant permissions and licences.

Set in a peaceful inland enclave on the edge of the Town Coín inland from the Costa del Sol, this fully independent finca-cortijo offers a rare combination of absolute privacy, natural beauty and excellent accessibility. With no direct neighbours and panoramic mountain views, the property is perfectly suited to buyers seeking a lifestyle immersed in nature while remaining close to town and coast.

The villa sits on a generous 3,700 m<sup>2</sup> plot with a mature, beautifully landscaped garden featuring olive trees and enjoying sun throughout the day. Built over three levels with a total constructed area of 233 m<sup>2</sup>, the main house occupies the two upper floors and currently comprises two spacious bedrooms and bathrooms, designed with comfort and wellbeing in mind. The south-facing orientation enhances the sense of light and connection to the surrounding countryside.

On the lower level, with its own private entrance, is a self-contained guest apartment that includes a kitchen and living area. At present it offers one bedroom, with ample space to create an additional bedroom if desired, making it ideal for guest accommodation or rental income.

A unique highlight of the property is the dedicated Temazcal space, adapted for hot yoga, meditation or personal wellness practices. There is also sufficient space within the plot to construct a swimming pool, allowing further enhancement of the outdoor lifestyle.

- |                                    |                             |                                  |
|------------------------------------|-----------------------------|----------------------------------|
| 3 soverom                          | 3 bad                       | 233m <sup>2</sup> Bygg størrelse |
| 3.700m <sup>2</sup> Tomtestørrelse | Setting - Country           | Setting - Close To Town          |
| Orientation - South                | Condition - Excellent       | Pool - Room For Pool             |
| Climate Control - Air Conditioning | Climate Control - Fireplace | Views - Mountain                 |
| Views - Country                    | Views - Panoramic           | Features - Covered Terrace       |
| Features - Fitted Wardrobes        | Features - Private Terrace  | Features - WiFi                  |
| Features - Guest Apartment         | Features - Storage Room     | Features - Utility Room          |
| Features - Double Glazing          | Features - Basement         | Furniture - Optional             |



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