



## Detached Villa for sale in La Viñuela, La Viñuela

349.000 €

Referenz: R5255428 Schlafzimmer: 2 Badezimmer: 1 Grundstücksgröße: 600m<sup>2</sup> Garten: 101m<sup>2</sup> Terrasse: 100m<sup>2</sup>







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## Axarquía, La Viñuela

Exceptional Investment Opportunity with Proven Rental Performance. This property represents an outstanding investment opportunity with a fully proven rental track record. Purchased just one year ago, it has been rented continuously since then, operating successfully on both Booking.com and Airbnb with a valid and perpetuate holiday rental license. During the winter months, the property attracts Scandinavian tenants on medium- to long-term stays, achieving a monthly rental income of €1,350. In the high season, short-term rental rates reach €1,650 per week, while in the low season they average €1,150 per week. Based on current performance, the estimated return on investment is around 6,5 %. The numbers truly speak for themselves. The house is beautifully located on the picturesque Viñuelala Lake, offering uninterrupted lake views and a peaceful natural setting, while still being within close proximity to local shops and restaurants. The Mediterranean coast and the beaches of Torre del Mar are approximately 20 minutes away by a calm, scenic drive, as are the area's main shopping centers. The city of Vélez-Málaga can be reached in around 15 minutes, providing full services, hospitals, schools, and administrative facilities. Set on a private plot, the property features:

- A private swimming pool
- Fruit trees and landscaped flower gardens
- A tranquil and highly private environment

The house offers:

- Two bedrooms
- One bathroom
- A spacious living room with an open-plan American kitchen
- A fireplace, ideal for year-round living
- Large panoramic windows opening directly onto the lake

Several cozy corners throughout the home provide perfect spots for reading, enjoying a coffee, or relaxing with a drink while taking in the surrounding views. The property has been recently refurbished, including a wooden roof over the terrace, offering welcome shade in summer and a warm, inviting atmosphere during the winter months. A barbecue area further enhances its appeal for both holiday rentals and permanent living. Located in a very calm and quiet setting, this home is ideal both as a high-yield investment and as a peaceful residence or holiday retreat.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Einstellungsschränke  
W-lan  
Grill  
Restaurant vor Ort  
Glasfaser

### Ansichten

Meer  
Berg  
Panorama  
Land  
Garten  
Pool  
See

### Pool

Privat  
Garten  
Privat

### Kategorie

Ferienhäuser

### Orientierung

Süden  
Südost

### Einstellung

In der Nähe von Geschäften  
Land  
Dorf  
Bergpueblo

### Möbel

Voll eingerichtet  
Parken  
Privat  
Offen

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.  
Kamin

### Zustand

Gut

### Küche

Voll ausgestattet  
Versorgungsunternehmen  
Strom  
Trinkbares Wasser