



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

349,000 €

Reference: R5255428 Bedrooms: 2 Bathrooms: 1 Plot Size: 600m<sup>2</sup> Build Size: 101m<sup>2</sup> Terrace: 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.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Fitted Wardrobes  
WiFi  
Barbeque  
Restaurant On Site  
Fiber Optic

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Pool  
Lake

### Pool

Private  
Garden  
Private

### Category

Holiday Homes

### Orientation

South  
South East

### Setting

Close To Shops  
Country  
Village  
Mountain Pueblo

### Furniture

Fully Furnished

### Parking

Private  
Open

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

### Condition

Good

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water