



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

**349 000 €**

Référence: R5255428 Chambres: 2 Bain: 1 Terrain: 600m<sup>2</sup> Construite: 101m<sup>2</sup> Terrasse: 100m<sup>2</sup>





## 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 perpetual 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.

## Spécification:

Caractéristiques	Orientation	Climatisation
Terrasse couverte	Sud	Climatisation
Près du transport	Sud-Est	Cold A / C
Terrasse privée		A / C chaud
Armoires ajustées		Cheminée
Wifi		
Barbecue		
Restaurant sur place		
Fibre optique		
Vues	Paramètre	Condition
Mer	Proche des magasins	Bien
Montagne	Pays	
Panoramique	Village	
Pays	Pueblo de montagne	
Jardin		
Piscine		
Lac		
Piscine	Meubles	Cuisine
Private	Entièrement meublé	Entièrement équipé
Jardin	Parking	Services publics
Private	Private	Électricité
	Ouvrir	Eau potable
Catégorie		
Maisons de vacances		