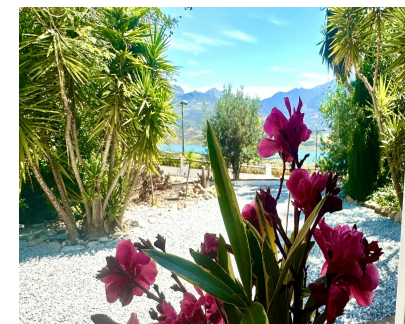
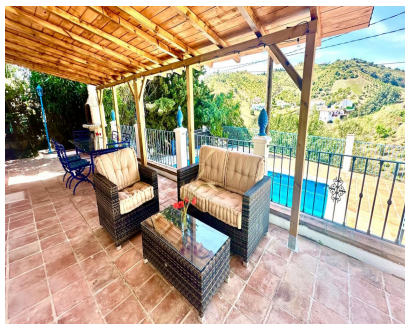


Long Term Rental - House - La Viñuela  
1.350€ / Month



Ref.-ID: MIBGR5255428

La Viñuela

House



2



1



101 m2



600 m2

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.

- |  |   |  |  |  |   |
|--|---|--|--|--|---|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Country</li> <li>✓ Village</li> <li>✓ Mountain Pueblo</li> <li>✓ Close To Shops</li> </ul>  | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South East</li> <li>✓ South</li> </ul> | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Good</li> </ul>       | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> </ul>   | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> <li>✓ Fireplace</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Country</li> <li>✓ Panoramic</li> <li>✓ Garden</li> <li>✓ Pool</li> <li>✓ Lake</li> </ul> |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Barbeque</li> <li>✓ Restaurant On Site</li> <li>✓ Fiber Optic</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>               | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Open</li> <li>✓ Private</li> </ul>  | <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> </ul>  |
| <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Holiday Homes</li> </ul>   |   |  |  |  |   |