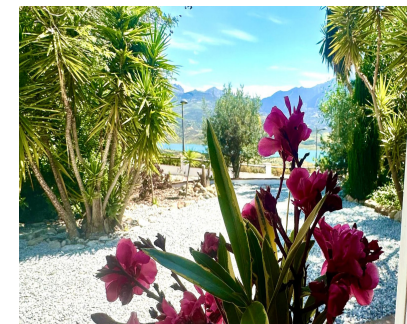


**Long Term Rental - House - La Viñuela**  
**1.350€ / Month**

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**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.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Country</li><li>✓ Village</li><li>✓ Mountain Pueblo</li><li>✓ Close To Shops</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ South East</li><li>✓ South</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li><li>✓ Cold A/C</li><li>✓ Fireplace</li></ul>	<b>Views</b> <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>
<b>Features</b> <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> <b>Category</b> <ul style="list-style-type: none"><li>✓ Holiday Homes</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Open</li><li>✓ Private</li></ul>	<b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li></ul>