DREAM PROPERTY
MARBELLA

Ref. R5332879

# Detached Villa in Viñuela

Viñuela

## € 399.000

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|---|---|---|---|
| Estate type: | **villa** | Area: | **117 m2** |
| Terrace: | **48 m2** | Number of bathrooms: | **2** |
| Number of bedrooms: | **3** | Garage: | **Yes** |
| Pool: | **Yes** | Plot: | **3020 m²** |
| Air conditioning: | **Yes** | Television: | **Yes** |
| Close to golf courses: | **No** | Wi-Fi: | **Yes** |

A great property with excellent rental potential in the Viñuela region!
Situated on an 3,020 m² plot, the property offers a rare combination of superior build quality and modern comfort as well as exceptional rental potential thanks to two fully equipped Tiny Houses and four dedicated camper pitches.

This villa stands out immediately due to its high-quality construction, executed by a German contractor. This results in an exceptionally solid home of 117 m², built with an eye for detail and an indestructible foundation. The layout offers a bright living room, featuring a new pellet stove for a pleasant warmth and cozy atmosphere for colder winters. Furthermore, the house includes three bedrooms, a bathroom with a separate toilet, and an additional study or office room. From the spacious balcony of approx. 30 m², you can enjoy spectacular, unobstructed mountain views.

Storage, Hobby & Security:
Beneath the house is a large garage of 35 m², with substantial additional storage space directly adjacent. This underground area is ideal for secure storage or use as a workshop. The entire plot is fully fenced, making it ideal for pets, and is accessed via an electric gate. Additionally, there is a covered carport of 23 m².

Sustainability & Hospitality:
The property is optimally designed for a carefree stay with an eye for the environment:
– Equipped with no fewer than 20 solar panels for minimal energy costs.
– Guest facilities: the outdoor kitchen, laundry area, outdoor shower, and guest toilet are specifically designed for the comfort of guests staying on the grounds.

Guest Accommodations:
The Tiny Houses & Camper Pitches offers various high-quality options for guests or rentals. The Tiny Houses are completely self-sufficient and equipped with air conditioning, gas, water, and electricity:
– Large Tiny House (32 m²): Features 2 bedrooms, a private kitchen, shower, and private balcony (currently rented).
– Smaller Tiny House (22 m²): Features 1 bedroom, a private kitchen, shower, and private balcony.
– Camper facilities: There are 4 specific pitches for campers available, supported by a completely new electrical connection installed specifically for these sites.

A Botanical Oasis near Lake Viñuela:
Although the villa is directly accessible via the main road, once inside the gates, you find yourself in an oasis of peace. The garden is a Mediterranean pleasure with palm trees, cacti, orange and lemon trees, complemented by 21 mature olive trees. The outdoor living experience is completed by a private swimming pool and a jacuzzi.

The location is truly unique: just a few kilometers away lies Lake Viñuela, surrounded by olive groves and pine forests. This area offers beautiful hiking trails, opportunities for SUP (Stand Up Paddling) on the lake, and excellent public BBQ facilities.

In the charming village of La Viñuela itself, you will find all essential facilities such as a

pharmacy, bank, and post office, as well as various restaurants, padel courts, and bars. For major shopping, you are just a 15-minute drive from Vélez-Málaga, where you will find all the well-known major supermarket chains. Within 20 minutes, you can reach the coast in Torre del Mar with its beautiful promenade.

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