

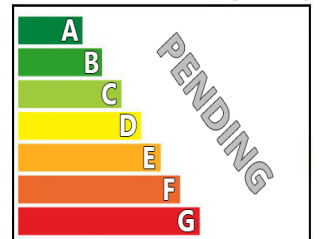
## XL2109 - Viñuela



### Overview

<b>Reference:</b>	XL2109	<b>Bedrooms:</b>	3
<b>Price:</b>	349,950 €	<b>Bathrooms:</b>	3
<b>Type:</b>	Villa	<b>Area:</b>	150m <sup>2</sup>
<b>Transaction:</b>	Sale	<b>Plot:</b>	5000m <sup>2</sup>
<b>Location:</b>	Viñuela	<b>EPC:</b>	Pending

CALIFICACIÓN ENERGÉTICA GLOBAL  
EMISIONES DE DIÓXIDO DE CARBONO [CO<sub>2</sub>/m<sup>2</sup> año]



### Description

**\*\* Price Reduction \*\*** Detached Villa. 3 Bedrooms. 3 bathrooms. Garage. 10m x 5m Swimming pool. Fantastic Lake Views. A beautifully presented 3 bedroom detached villa enjoying spectacular views over lake Viñuela and the surrounding mountains and National Park. The accommodation features an entrance hallway, guest cloakroom with toilet, French doors leading into the spacious lounge/dining room enjoying a fireplace, 2 double patio doors leading directly to the covered terrace and pool area, a luxurious modern fitted kitchen with built in appliances, granite worktops, splashback and breakfast bar area, three double bedrooms all featuring built in wardrobes and en-suite bathrooms. Set within enclosed gardens featuring a



**Essential Properties**

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10m x 5m swimming pool, lawned area, spacious covered terrace for al fresco dining, a barbecue area and parking area. The property also benefits from a garage. This property not only offers superb views from the garden and covered terrace but also from within the lounge, kitchen and master bedroom. Access is via a country road and a 200 metre track. Located only 10 minutes from the picturesque white village of Los Romanes, 25 minutes from the beach and golf course and 50 minutes from Malaga airport. Excellent rental potential generating between 1200 - 1500 euros per week in high season. Viewing Highly Recommended.