



VIASS



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Villajoyosa, Calle Costera de la mar, 3 , 03570, +34 603 500 700 | Albir (Alfaz del pi), Boulevard los Musicos 6, Albir, 03581, +34 966 866 563

REF: # 6619

MALAGA



#### INFO

PRICE:	495.000 €
PROPERTY TYPE:	Villa
CITY:	Malaga
BEDROOMS:	3
Bathrooms:	2
Build ( m2 ):	196
Plot ( m2 ):	1.200
Terrace ( m2 ):	-
Year:	-
Floor:	-
Old price	-

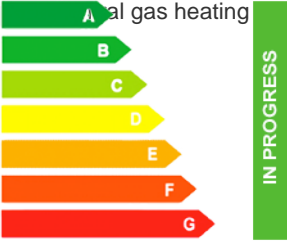


#### DESCRIPTION

Family Villa with Guaranteed Rental Income and Heated Pool! We are delighted to offer this lovely family Villa in Torreblanca area, between Fuengirola and Benalmadena, Costa del Sol with heated pool! The villa has currently been rented out in the summer with a guaranteed rental income for 6 months of the year - details of this agreement will be provided upon request. New owners can continue with the agreement if they wish, which is already arranged for 2018. Perfect for families or groups, this charming villa with 3 bedrooms and 2 bathrooms is in a slightly elevated position with partial sea views. Located in a peaceful residential area just outside Fuengirola, the villa offers easy access to amenities and facilities a short drive from the property, such as the beach, shops and restaurants, waterpark, watersports and much more that Fuengirola and Benalmadena have to offer. The villa is surrounded by trees and the private pool is heated! Entrance into the villa is directly from street level to the first floor. A hallway leads to the dining room, which has a Juliet type balcony overlooking the garden. A couple of steps take you down to the lounge that has a wood burner for cosy winter

evenings. Terrace/patio doors from the lounge to a small and sunny balcony with a built-in BBQ and is an ideal spot to soak up the sun whilst enjoying the sea views. Fully equipped kitchen, with a breakfast table and chairs and views to the pool and garden. A large utility room is next to the kitchen and leads out to external steps down to the garden and pool area. Private, closed double-garage. From the hallway you have stairs leading down to the ground floor, where you will find the bedrooms. There is a double bedroom with an en-suite shower room and patio doors leading out onto the pool-side terrace. Next room is a twin bedroom, which overlooks the pool, then a large bathroom and, at the end of the hallway, is a double bedroom with patio doors leading out onto a side/front terrace. All of the bedrooms have fitted wardrobes. Hot/cold air conditioning in the property. Outside, you find several garden and terrace areas on different levels. There is plenty of space to relax in the sun around the pool or in the shaded areas and there is lovely shaded outside dining area perfect for enjoying meals with family or friends. The private swimming pool is heated! Investment Options and Opportunities The villa sits on a good size plot, where part of the land can be sectioned off and sold separately or used to build a smaller villa - perfect to accommodate larger families or as an investment.



VIEWS	FURNITURE	PARKING	ENERGETIC CERTIFIED
<ul style="list-style-type: none"> <li>Panoramic views</li> </ul>	<ul style="list-style-type: none"> <li>Furnished</li> </ul>	Garage no Cars : 1	 <div>             Central gas heating             IN PROGRESS           </div>

**"OUR EXPERIENCE IS YOUR GUARANTEE"**