





## 3 soveværelse Byhus til salg i Rute, Córdoba

89.000€



This quality furnished 3 bedroom, 2 bathroom property is located in the well known town of Rute in province of Córdoba, Andalucía, Spain. Rute is a beautiful Andalusian town, known for the production of anise, chocolates and mantecados and its location on the side of a mountain offers many places for hiking and even walking to appreciate the Iznájar reservoir. The ground floor has a living room with a wood burner, which leads to a reception space off which is the bright and spacious fitted kitchen and on the right to a laundry room. There is also access out into the patio where you have a wood storage area and off to the right is a ground floor toilet and utility space. A quality staircase from the reception area takes you to the first floor landing from where you have on the left a single bedroom and a double bedroom with an en-suite bathroom and that access to a Juliet balcony from where you have spectacular views of the Plaza, the Park and the mountains, there is a family bathroom with a bathtub and to the right a double bedroom. Also on this level is access out into a patio area with storage and a staircase leading to the good size partly covered and shaded roof terrace with commanding views over the Park and to the mountains beyond. The owner of this property has dedicated himself to giving a very special touch to the house to make it very comfortable, it is within walking distance to bars, restaurants and shops; as well as just 14km from the A-45 Highway that takes you to Malaga in 50 minutes. You must visit this property to appreciate its quality and fair value.

- |                                                                                                                    |                                                                                                    |                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|  3 soveværelser                  |  2 badeværelser |  94m <sup>2</sup> Byg størrelse |
|  72m <sup>2</sup> Grundstørrelse | <input checked="" type="checkbox"/> Built to High Standards                                        | <input checked="" type="checkbox"/> Charming Property                                                                |
| <input checked="" type="checkbox"/> Close to Amenities                                                             | <input checked="" type="checkbox"/> En Suite Bathroom                                              | <input checked="" type="checkbox"/> Fitted Kitchen                                                                   |
| <input checked="" type="checkbox"/> Full of Character                                                              | <input checked="" type="checkbox"/> Furnished                                                      | <input checked="" type="checkbox"/> Good Rental Potential                                                            |
| <input checked="" type="checkbox"/> Ideal Family Home                                                              | <input checked="" type="checkbox"/> Immaculate Condition                                           | <input checked="" type="checkbox"/> Internet                                                                         |
| <input checked="" type="checkbox"/> Investment Property                                                            | <input checked="" type="checkbox"/> Laundry Room                                                   | <input checked="" type="checkbox"/> Lounge Diner                                                                     |
| <input checked="" type="checkbox"/> Near Public Transport                                                          | <input checked="" type="checkbox"/> On Street Parking                                              | <input checked="" type="checkbox"/> Patio                                                                            |
| <input checked="" type="checkbox"/> Private Terrace                                                                | <input checked="" type="checkbox"/> Satellite TV                                                   | <input checked="" type="checkbox"/> Spectacular views                                                                |